



**Deerfield Beach Community Redevelopment Agency
MEETING MINUTES**

Tuesday, January 17, 2012, 6:30 P.M.
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Vice Chair Popelsky at 6:35 p.m. on the above date in the City Commission Chambers, City Hall.

Roll Call:

Present: Mr. Bill Ganz
Mr. Joseph Miller
Mr. Ben Preston
Vice Chair Martin Popelsky

Also Present: Andrew Maurodis, City Attorney
Samantha Gillyard, CMC, Deputy City Clerk

Absent: Chair Peggy Noland

Vice Chair Popelsky announced that Chair Noland was attending the US Mayor's Conference in Washington D.C.

APPROVAL OF MINUTES

DIGITAL TIME STAMP: 6:36:37

October 11, 2011, October 26, 2011 and November 7, 2011

MOTION was made by Mr. Miller and seconded by Mr. Preston to approve the October 11, October 26, and November 7, 2011 minutes as submitted.

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

APPROVAL OF THE AGENDA

DIGITAL TIME STAMP: 6:36:55

January 17, 2012

MOTION was made by Mr. Miller and second by Mr. Preston to approve the January 17, 2012 agenda as submitted.

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

GENERAL ITEMS**ITEM 1****DIGITAL TIME STAMP: 6:37:37****Request for CRA Board submittal of CRA Plan Amendment to the City Commission for approval***

Keven Klopp, CRA Director, outlined Item 1. He provided a brief history of how this item came about and the Board's decision to no longer purchase the previous five (5) properties in the plan. Prior to that amendment, the Board indicated that no properties would be acquired. This plan allows the CRA to consider any property for acquisition as long as it meets the objective of the CRA Plan and be purchased in conformance with the Board approved Real Estate Acquisition Policy. He said that the plan has been approved by the Planning & Zoning Board; therefore, the next step is to request approval by the City Commission.

Mr. Miller said that this is a good idea as this broadens the ability to purchase other properties therefore he is in favor.

Vice Chair Popelsky asked if a dollar amount was placed on any properties at the last meeting

Mr. Klopp said that appraisals were done on all five (5), as well as discussion with all five (5) property owners, but only one was purchased, the former Riverview Restaurant parcel. The other four (4) will not be pursued at this time; however, that does not mean they are off the table. Moreover, no other properties have been priced out formally, but other properties assessed values have been reviewed with the County, but no other appraisals were done.

Mr. Ganz clarified that this goes back to the October 11th meeting wherein they decided to revise the plan.

Mr. Klopp said that it was approved on November 7th, but probably goes back to an October discussion.

Andrew Maurodis, CRA Attorney, explained that CRA Resolution 2011/027 wherein the amendment was approved; however, this is requesting a motion to forward the item to the City Commission with Board approval.

Mr. Ganz said that previously, there was a concern about the number of votes needed by the Board to purchase a property. He requested clarification that this will not be voted on and that the vote is strictly for the amended plan.

Mr. Klopp replied correct.

MOTION was made by Mr. Ganz and seconded by Mr. Preston to approve the submittal of CRA Plan Amendment to the City Commission for approval.

GENERAL ITEMS - CONTINUED

Roll Call: YEAS: Mr. Ganz, Mr. Miller, Mr. Preston, and Vice Chair Popelsky. NAYS: None.

Mr. Miller said that a bid was submitted for the northeast corner of A1A and Hillsboro Boulevard. He asked if the bid was rejected.

Mr. Klopp said that no proposal was submitted to them, but it was discussed and Staff looked at their asking price which was more than double of the appraised value.

ITEM 2**DIGITAL TIME STAMP: 6:41:53**

Update on Holiday Celebration at The Cove special event

Kris Mory, CRA Coordinator, provided an update of the tree lighting celebration at the Cove Shopping Center. She said that the event also served as an official ribbon cutting of the recently completed parking lot project. Throughout the event, there were live musical acts, children's activities, food vendors, Santa Claus, etc. She said that the event was well attended and they were pleasantly surprised by the turnout. Everyone had a good time, especially the kids. They also received positive feedback from the businesses. She explained that people parked at the main beach parking lot and were shuttled to the Cove. There were approximately 1,000 in attendance. The Parks and Recreation Staff were monumental in carrying out the event and worked diligently in cleaning up the parking lot for the event the next day.

Vice Chair Popelsky asked if the businesses made any negative comments on the event.

Ms. Mory said replied no. She further advised that some of the businesses put on their own special promotions that night; stayed open later and handed out coupons. The event was performed under budget, \$20,000; the backup includes detailed information on the expenditures.

Mr. Preston said that the Christmas program was very well attended and Staff did a good job; the event was positive for the City. During the course of the event, he spoke to the Mayor and Commissioners about doing something of that magnitude throughout the year; something in each district to bring the City together. He asked that the Board consider this.

Mr. Ganz clarified that the event, when held at City Hall, 700 people attended at a cost of \$15,000, and under \$20,000 for 1,000 people at the Cove; resulting in a lower cost for moving it to the Cove. He commended Staff for a job well done.

GENERAL ITEMS - CONTINUED**ITEM 3****DIGITAL TIME STAMP: 6:46:37**

Update on Green Market special event

Kris Mory, CRA Coordinator, provided an update on the Green Market, which was held at the Cove Shopping Center. The Board approved a budget of \$10,000 for the Cultural Committee to manage the Green Market. The first market was held on December 10th and was well attended. The feedback was very positive from the vendors and visitors. She commended the Parks and Recreation staff as they are the main support for the Cultural Committee. They were able to get everything set up and taken down.

Continuing, Ms. Mory said that there are six (6) more markets this year, each with a unique theme; a schedule was provided in the backup. Also included in the backup is the financial status of the market. She explained that there was a lot of start up costs, i.e. banners, advertising, and outreach to the vendors. As expected, the first market ran at a loss, the loss for the second market is less as they actually outperformed what they expected in terms of vendor fees that they had collected. For the future, they plan to get sponsorship to bring in additional revenue. She said that with certain changes by the Cultural Committee, it looks promising that they will be able to put on the remaining markets with no budget.

Vice Chair Popelsky asked if anyone was in attendance from the Cultural Committee.

Judith Stanich, 225 Alba Way, Deerfield Beach, representing the Cultural Committee.

Vice Chair Popelsky said that it appears that more money is being lost than what is being received. He asked if additional funds would be required from the City or would they be able to handle their own expenses.

Ms. Stanich replied that the backup is a snapshot of today. As the market moves on, and there are more vendors and sponsors, they will be fine. She said that in the beginning, they advertised heavily but will be cutting down on that.

In response to Vice Chair Popelsky's question, Ms. Stanich said that she was told that approximately 2,000 in attendance, but she believes it may have been 1,000.

Mr. Miller asked if the vendors would be returning or whether they will be getting new vendors.

Ms. Stanich said that she spoke to the vendors at both markets and they were very surprised at their return; moreover, they have to turn vendors away. Also, since they wanted to make it appealing this year, they only charge \$20 per vendor now, but may consider increasing it next year. Lastly, Ms. Stanich said that they have heard from other vendors who would like to get on board.

GENERAL ITEMS - CONTINUED

T.J. Eagan, 1572 SE 5th Street, Deerfield Beach, said that he has been assisting Ms. Stanich with the Green Market. Thereafter, he provided a testimony of a vendor who had done more business here than other places. Additionally, Steve Fine told him that he had been to the Cove a number of times, but not until he went to the Green Market that he found out that the Cove Delicatessen was in the Cove. The merchants are getting great response. He said that Beach Buns sold more at the Market on Sunday than at their restaurant on Saturday.

Mr. Ganz said that there was more advertising this year compared to last year. He offered to place an advertisement in his newsletter to help maintain the budget.

Ms. Stanich said that they have been using social media also, and that it will be placed on Mr. Ganz's district newsletter, as well as the Waterford newsletter.

Vice Chair Popelsky said that he is also assisting with advertising in Century Village. Unfortunately, Century Village also has a green market there, but it has not coincided with the CRA Green Market.

Ms. Stanich announced that the Festival of the Arts is on January 28th and 29th.

ITEM 4**DIGITAL TIME STAMP: 6:55:47**

Request to approve the Main Beach Parking Lot Area Conceptual Plan*

Kris Mory, CRA Coordinator, said that each of the Board members received a copy of the Conceptual Plan. On April 12th, the Board approved a scope of services with Chen Moore and Associates to prepare a conceptual plan for the reconstruction of the main beach parking lot area. On May 10th, Chen Moore bought back a concept at the 60% design plan; thereafter, all comments from the City were passed on to them and they will be presenting those results tonight.

Peter Moore, Chen Moore and Associates, Project Principal, said that he will present an overview of the goals and provide a graphical representation of the project. He introduced Safiya Brea, Project Manager, and Chris Betancourt, Director of Landscape Architecture.

Main Goals of the Project - Interconnect the lots for increased access; increase the overall parking count, maintain fire access on SE 1st Street, provide storage for Beach Rescue; provide better circulation for the ShowMobile; ensure all walkways are ADA compliant; provide a focal area at the beach. He displayed the overall lot outline.

Mr. Moore explained the connectivity between the northern and central lots, and the central and southern lots. He said that there will be signage in the lot for ease of use and connectivity. Also, when you have a straight through street, speeds are increased; thus, it is simple to go through the lots, but not at high speeds which would interfere with Pedestrians. Currently, the parking lot has increased by 63 spaces which is a result of turning the parking access aisle SE 1st Street which contains much parking stock. The

GENERAL ITEMS - CONTINUED

entire lot together allows 75% of spaces be compact; however, they were able to group those in the southern lot to achieve a more efficient parking stock. The fire access will be maintained; there is access to the west along SE 1st Street. There will be changes on A1A that will also cause some changes, entering from the east and exiting to the west. The secure storage area will be a walled compound with a gate, to allow for storage of dumpsters, and for Beach Rescue storage.

Perspective Rendering - Mr. Moore said that there will be a six (6) foot high wall, and to block the look of the building, it will also be a secure area for employees.

Access for ShowMobile - He highlighted the area for the ShowMobile and said that there are no trees in the area because there are slightly raised brick pavers so that any vehicles that drive in for events can do so without causing damage to any parking and curbing. It also allows them to barricade the area to the east so the back would be an open area for whatever desired. As part of the goals for both the CRA and City, they will make sure that each access point is ADA accessible, which has been achieved along the access ways; most of the motion will go from east to west. They also wanted to capture the items on the north side as well. He presented a rendering of a potential layout; there is a meandering pathway, strategic benches, waste receptacles, etc. A focal area has also been included that allows people to have a meeting point.

Thereafter, Mr. Moore outlined renderings to include varying landscaping, coastal construction control line and the limitations on the species that can be used as they have to be native. He said that they recently finished the City of Fort Lauderdale Main Beach Parking Lot which dealt with native species. He also presented a rendering of the central congregating area, including a multi level terrace. For none event days, people can sit, enjoy the views, and congregate. When the ShowMobile is in place, it serves as a frontal stage. There are pathways that allow you to walk from the portable stage to that area. Mr. Moore presented an overall rendering; however, the final design has not been complete, but the City Manager asked that they mimic the City's diamond logo which can be accomplished. In closing, Mr. Moore outlined the project goals and what was accomplished.

In response to Mr. Miller's question, Mr. Moore replied that there is a 3 foot grade difference between the parking lot and sidewalk.

Mr. Miller asked if the sidewalk area will be eliminated.

Mr. Moore said that you can see the step as you go up the walk and they cannot take away any mass of the actual dune; thus, there cannot be any loss of sand in the area. Therefore, it will go into what is now the parking lot; there are benches and other things, but they are providing it at a lower grade, closer to the water. He outlined their experiences in Fort Lauderdale with the wave wall. As long as you locate the seating properly, normal seating is about 23 inches, but can be finalized during the design phase. He said that this area can be easily enjoyed, and is just like sitting on a concrete bench as it is now, but with a little more character and panache.

GENERAL ITEMS - CONTINUED

Vice Chair Popelsky commented on the rendering wherein people are sitting and looking into the water.

Mr. Moore said that 360 days a year, there is nothing to look at in the west. So most days, they will be looking at the beach. During the ShowMobile, you have to control access and the ShowMobile will be parked at the apex of the curb. Additionally, he explained that people currently sit in the street and beach.

Vice Chair Popelsky asked about the people sitting on the cement and looking toward the beach.

Mr. Miller said that at that point, it is the stage.

Mr. Moore said it is an operational issue and you would want to control access so that people aren't sitting too close to the stage, so that the performers or City officials can walk down from the stage. The pathways are key to making that happen. He said that they will work with Parks & Recreation and BSO to make sure people don't sit there during those times; however, it will be 4, 5, or 6 times a year.

Chris Betancourt, Project Architect, said that approximately 125 people would be able to sit there.

In response to Vice Chair Popelsky's comment, Mr. Moore said that the parking spaces increased by 63.

Vice Chair Popelsky asked if the people would take away from the parking spaces.

Mr. Moore referenced the original plans and explained where the stage area is. There is about 40 feet of drive aisle, which is wasted space as no one can park there. They have taken the area with the most access space and turned it into a public area; however, no parking spaces have been lost. There are more spaces because part of it is compact parking and the ADA spaces were moved along SE 1st Street to make it a good meandering pathway. Right now, there is not a great pathway to get from the ADA spaces to there as there is a 3 foot grade differential. Also, the ADA spaces were placed there because they are not always full and will not impede fire access. There is also potential for some events to put staging in Ocean Way and the seating would be along the amphitheater area and parking area that is allotted for open space. This offers flexibility for the City to do various events.

Vice Chair Popelsky referenced the rendering and asked about entry and exit points from Hillsboro Boulevard, west of the fire station.

Mr. Moore said that it is an entrance and exit.

Mr. Miller referenced 1st Street and A1A. He asked if the public will be able to exit west on 1st Street like the Fire Department.

GENERAL ITEMS - CONTINUED

Mr. Moore replied that their intention is to not allow that; thus, coordination may be needed with the future A1A Project. There will always be an ability to turn there for the hotel and the residents, but to not allow traffic to enter from the west. There will be a do not enter sign heading eastbound and the fire trucks will exit from the west. Additionally, the fire department requested that they not have any raised area to delineate base mountable curbs to avoid reducing response time. Right now, it is only sign controlled which is a regulation and will be monitored by police. He said that they did a traffic modeling and by closing it, positively impacted the stacking of cars pulling into and out of the lot by interconnecting the lots because a lot of people pull into a lot and not find a space, then contribute to the cue. If you are in the lot, you will have to drive around until a spot is found.

Vice Chair Popelsky asked if this deals with turtle lighting.

Mr. Moore said that all lighting eastward of the coastal construction control line and anything that can be seen from the water will need to meet turtle compliance standards; likely up to the area outside of where the ShowMobile is. He said that they met with the Florida Fish & Wildlife and were given a delineation of the area where the standards would have to be adhered to.

In response to Mr. Ganz's question, Mr. Moore replied that they will finalize what the design elevation is and seat height is almost 23 inches, but it has to be finalized. For Fort Lauderdale, they made it slightly higher for maintenance purposes as it holds back the sand and during certain times of the year, maintenance activities are not allowed, but would likely be finalized at 23 inches.

Mr. Ganz clarified having a movable stage either east or west; however, the seating area would not be used if the stage was facing east, but the seats would be where they are now.

Mr. Moore replied that he would probably put a pedestrian barricade in. Additionally, it provides refuge for EMT Staff or police officer which has been done before for ground control measures.

Mr. Ganz said that some of the events now go further back into the parking lot. He asked if you lose the ability to place, for example, carnival rides, further west into the parking lot because of the landscaping.

Mr. Moore replied no. If there are any rides that the City would like to accommodate, they would do so moving forward, in the final design stage. Most of the trees are low, mature height and the area is just as open and wide. During the design, much of the existing pavement was used for cost savings. A number of drainage structures will be reused. A lot of the parking areas line up with the existing areas, not necessarily the parking lot to the north, but a majority of the southern and central lots. If there is space now, there will likely be space then.

GENERAL ITEMS - CONTINUED

Continuing, Mr. Moore said that there will be pay and display; ten (10) will be distributed throughout the lot in areas where there are pathways. They are being designed to run by solar, but will have a backup of electrical power.

Mr. Klopp said that the access from Hillsboro is somewhat limited because if you are coming east, you cannot continue straight across A1A, a north or south turn is required. If access from SE 1st is eliminated, and cannot be accessed coming over Hillsboro, SE 2nd becomes the only access point for westerly traffic. He said that the situation will likely be resolved if the improvements on A1A occur; which entails expanding the intersection at A1A and Hillsboro will allow traffic to come straight across. Notwithstanding, right of way would have to be acquired to come straight across. He further advised that the acquisition costs were part of the PD&E Study, but may not occur for several years, if at all as the cost is substantial. Consequently, this plan is optimally working when movement can be made across A1A until that time, all access would be from SE 2nd.

Mr. Miller said that he liked everything until he found out about the traffic from 2nd. This could be a nightmare during season.

Mr. Klopp said that this may improve situations because cars would not be waiting to turn onto SE 1st which is the reason it is currently congested.

Mr. Moore said that it is not very different than it is now. However, the advantage is the interconnectivity of the lots and people know that they can access 2nd or Hillsboro, but once they get in the lot, they will not go back out and repopulate A1A. If the planning concept is approved, Item 5 will take them through the development review process. Thereafter, he outlined the various entities involved; and said that it would be bid out and then proposing construction. During the design, they will work with Staff to determine doing the project in phases; currently they are considering a three (3) phase operation or whether Staff determines that it can be done at once. Mr. Moore said that the budget, \$1.8 million, is slightly higher than the original budget, because of the decorative features and a design contingency. He said that they will make every effort to make this low cost and is evaluating all the outcomes. If there is a possibility of a budget overrun, they will discuss phases or an alternative approach once the design is finalized.

Mr. Ganz read from the backup, "In addressing Staff comments as resulted in overall project cost increase", and asked what Staff comments have caused a budget overage.

Mr. Moore replied the pay and display meters. The model selected cost \$14,000, for a total of \$140,000 for ten (10). An 8% contingency is also included for unforeseen conditions in the design. He said that the storm water modeling has been complete, so that will not be an issue. When the final approval is received from the regulatory agency, they require something different. Lastly, the permits have not been finalized and they do not have the final design plan.

Mr. Ganz clarified that the contingency amount was \$75,000.

GENERAL ITEMS - CONTINUED

Mr. Miller asked if the pay and display will be less expensive in the long run since you will not need the manual collection of each single meter.

Mr. Moore said that they will have to work with operations to find out what the costs are. Additionally, because of how the spaces are being reallocated, they would not be able to line up with the old meters; thus, it is more efficient to group them.

Mr. Ganz asked Staff to explain the pros and cons of pay and display, as far as savings.

Mr. Klopp replied that it is the intention to head that direction for the future; however, he does not have the figures. Additionally, this will not be a CRA expense, but may be included in the project. Since the revenue of the pay and displays accrue to the City, the expense will occur to the City as well. He said that he will get an analysis as to why the cost savings is better for the City.

Mr. Moore said that they have not performed a life cycle cost analysis on the additional revenue that will be generated by the 63 spaces which has a value. He said that you will have to see the overall use of the spaces to determine revenue. Also, in terms of a payback period, it will be two (2) to three (3) years.

Mr. Ganz said the original budget was \$1.625 and is now \$1.820 million. He said that with pay and display being \$140,000, where is the remaining difference.

Mr. Moore replied \$75,000 for design contingency. There was a larger contingency as they were not sure where the spaces were going to be. He explained that they were at a concept level of doing a cost per space for construction of a lot. When something is designed, it is difficult to determine the cost. Now that it has been designed, they know where the main cost emphasis will be, about 4% – 5% design contingency. If this were more heavy and underground construction, he would recommend a higher contingency; for new construction, more specifically 2.5%.

Mr. Ganz said that the budget is \$195,000 over; \$140,000 is for pay and display, leaving \$55,000 which is a part of a \$75,000 contingency that was added on there.

Mr. Moore said that the request is to cover everything that is known and potentially the unknown.

Mr. Ganz reiterated the difference in the budget, pay and display and the contingency.

Mr. Moore recommended adding an additional \$20,000 for the unforeseen based on the magnitude of the project. He said that Ms. Mory has asked that every aspect be reviewed to lower the overall cost of the project and many good things have been found.

Mr. Ganz asked if this is the first time the public has seen this and the first discussion by the Board.

Mr. Klopp replied yes.

GENERAL ITEMS - CONTINUED

Mr. Ganz said that he is not comfortable with taking action on a general design that cannot be drastically changed without causing more overrun or taking away from the contingency. He said that he likes the additional spaces and the look and feel, but does not like having only one (1) design and having to approve what is presented; notwithstanding, there is no public input. Renderings are just drawings and there are ways to give other options; not just on this project, but on other projects, i.e. the pier project. He reiterated his concerns about not getting public input.

Mr. Klopp said that the consultants presented different options to Staff and Staff was comfortable with the design presented. He said that this rendering resulted from public input as there were several public meetings and the result was to leave the parking lot as is, but to enhance it. A 60% conceptual plan was presented to the public and positive and negative feedback were made; which were addressed with this plan. He said that it would be prudent to present this plan to the public, but hopefully, it will address those comments made during the public meetings. Mr. Klopp commented on the pros and cons of bringing options to the public.

Mr. Preston said that Mr. Ganz's concerns are valid. Additionally, we are looking to approve \$1.8 million without input from the chair person and he is not comfortable with that.

Vice Chair Popelsky asked if the Fire Department has looked at moving out of the area in case of an emergency whereby they will be going up 2nd Street into a lot of traffic. The response time hinges on A1A and 2nd Street, because of the traffic congestion. He said that he has witnessed the truck being delayed, not long, but every minute counts.

Mr. Moore assured that the Fire Department has been involved, to include a meeting with the Fire Chief to make sure they were in agreement. The exit for Fire is to head west on SE 1st Street, which is almost a dedicated lane for them and in some cases, it could decrease response time. Fire also asked that the turning motions within the lot meet their minimal criteria, which has been run, and meets their criteria.

Mr. Preston suggested tabling the item till the next meeting for public input.

Vice Chair Popelsky suggested allowing the public to speak now, instead of at the end of the meeting. Also, Mr. Klopp contacted Chair Noland to get her input.

Mr. Klopp said that Chair Noland did not object to any of the items, but if the Board did not have full consensus on something, to table it. Mr. Klopp requested the Board's direction to have Staff do a press release and notice on the website for the public information as well as the Board. He further stated that Chen & Associates contract has been finalized for this and if necessary, revisions can be done.

Mr. Miller asked if there would be any consequences to tabling the item today and bringing it back in February.

GENERAL ITEMS - CONTINUED

Mr. Klopp replied no, other than time. He explained that it would be very tight now to get it under construction before next season. If we wait 30 days, he recommended construction commencing a year from now. He said that we would not be able to start construction before season; it is not the construction period, but the process of finalizing the design and bid process. Additionally, the City Manager recommended getting it started before next season which is very aggressive, but is possible if it were rushed, starting design tomorrow. Any delay will put us into next year.

Mr. Miller said that he would like Chair Noland present for this. Although, they have done a great job; there are more spaces and connectivity. He said that everything appears to fall in line with what everyone desired and whether other options are likely. He asked if there would be additional costs if other options were presented.

Mr. Klopp replied that Staff can come up with other conceptual options and present them if desired.

Mr. Miller outlined the positives of the design, but expressed concern with not being able to continue straight down from Hillsboro to the parking lot. He asked if the other project was being delayed indefinitely.

Mr. Klopp replied no; they are negotiating the construction design contract and they have Federal approval to move forward. The only stumbling block is construction funding, \$13 - \$16 million project because of the right of way acquisitions. It may take a while to puzzle together that funding.

Mr. Ganz said that Staff has pointed out that there were other options and this was the one they thought best to present. He said that he likes the seating area, but does not know what the public likes. Since this is about the crown of the City, the beach and the pier, he would have liked more time and public input. He asked if the project could not be done before season, if approved tonight.

Mr. Klopp said that this is a very aggressive schedule and he would not be comfortable with it. Any problems that arise will cause this to be in season, but if everything moves along properly it is possible to have it done.

Kris Mory, CRA Coordinator, said that the schedule is detailed in the next agenda item, which she outlined. If approved, and it goes into full construction design tomorrow, then 60% drawings in four (4) weeks, February 17th, two (2) weeks for Staff review for technical design, eight (8) weeks for Chen & Moore to come up with 90% plans, April 27th. The 90% design would be submitted for County and Environmental review, a 10 week process, to mid July. Then it would be put out to bid in July; procurement process 16 - 20 weeks, and commence construction in November or December. This is the worst case scenario as some things can be done concurrently. The benefit of having Chen & Moore is that they are very familiar with this and have done all the baseline work and Staff can probably push them through their design faster. She said that this is a schedule by which Staff probably would not fail in delivering to the Board by November or December. At that time, the Board would decide when to commence, but

GENERAL ITEMS - CONTINUED

the project would be ready for construction. Once permitted, a decision would be made whether to go out to bid or not. However, based on other construction projects, once bids are received, they are only respected for a certain timeframe. She reiterated that this is a very conservative schedule and will put the project under commencement at an undesired time.

Mr. Ganz clarified that nothing will be lost if they waited for the next meeting to discuss this. He said that he likes the plan and the direction, but said it is in the Board's best interest to table this until the next meeting.

MOTION was made by Mr. Ganz and seconded by Mr. Miller to table Item 4.

Roll call: YEAS: Mr. Ganz, Mr. Miller, Mr. Preston, and Vice Chair Popelsky. NAYS: None.

ITEM 5**DIGITAL TIME STAMP: 7:50:35**

CRA Resolution 2012/ - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, approving Chen Moore and Associates proposal for the design of the Main Beach Parking Lot Area Reconstruction for a lump sum of \$70,070.00.

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

Roll call: YEAS: Mr. Ganz, Mr. Miller, Mr. Preston, and Vice Chair Popelsky. NAYS: None.

ITEM 6**DIGITAL TIME STAMP: 7:51:21**

CRA Resolution 2012/001 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, for the purchase of Showmaster 3000 Series Portable Mobile Stage from low bidder Century Industries for a lump sum of \$160,143.00.

Kris Mory, CRA Coordinator, outlined Item 6. Currently, the City is using a portable ShowMobile from other cities. She explained the amount of Staff time that is spent on obtaining, placement, and returning the ShowMobile from other cities. This proposal would ask for a capital investment so that the City controls the equipment. It could possibly generate revenue for the CRA if rented out to others. The bid process was performed; six (6) vendors were invited to bid, and two (2) proposals were received. Century Industries proposed to provide the vehicle with all desired options at the lowest price. The Board budgeted \$175,000 for this in the FY 2012 budget.

MOTION was made by Mr. Miller and seconded by Mr. Ganz to approve Item 6, adopted CRA Resolution 2012/001.

GENERAL ITEMS - CONTINUED

Roll call: YEAS: Mr. Ganz, Mr. Miller, Mr. Preston, and Vice Chair Popelsky. NAYS: None.

ITEM 7**DIGITAL TIME STAMP: 7:53:37****CRA Resolution 2012/002 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, for the purchase of 35 Flexi-Pave HD 2000 Tree Surrounds for Ocean Way from low bidder KB Industries Inc. for a lump sum of \$24,104.41.**

Keven Klopp, CRA Director, outlined Item 7. He said that two (2) samples of the Flexi-Pave were done near the pier, along Ocean Way where tree grates were installed when Ocean Way was improved. There were problems with the tree grate from safety and maintenance standpoints; thus, they looked for other options and this tree surround is the most durable, with the least maintenance. It has allowed trees that it is around to be fertilized properly. This is a budgeted expense for beach improvements to enhance the area. Also, Ocean Way was paid for by the CRA and is able to maintain such.

Mr. Ganz said that this is perfect and good research. This is what Key West uses for Duval Street, as well as Disney World.

Mr. Miller asked if other trees will be done besides the CRA.

Mr. Klopp clarified Ocean Way and yes, it would be for the CRA.

Walt Bratton, Director of Parks & Recreation, said that there are 35 trees in the CRA boundary, and six (6) south of that; however, all 41 will be done at the same time, if approved. The six (6) would be paid for by the Parks & Recreation Department.

MOTION was made by Mr. Ganz and seconded by Mr. Miller to approve Item 7, adopted CRA Resolution 2012/002.

Roll call: YEAS: Mr. Ganz, Mr. Miller, Mr. Preston, and Vice Chair Popelsky. NAYS: None.

ITEM 8**DIGITAL TIME STAMP:**

Approve request to reject bids for lifeguard stands*

Keven Klopp, CRA Director, outlined item 8. He said that this practice is similar to what the City Commission does. The CRA had requested bids on lifeguard stands and for various reasons, has decided not to move forward at this time.

MOTION was made by Mr. Miller and seconded by Mr. Preston to approve the rejection of bids for lifeguard stands.

GENERAL ITEMS - CONTINUED

Roll call: YEAS: Mr. Ganz, Mr. Miller, Mr. Preston, and Vice Chair Popelsky. NAYS: None.

ITEM 9**DIGITAL TIME STAMP: 7:57:24**

Update on Pier Buildings Reconstruction project

Keven Klopp, CRA Director, said that as of today, the access to the pier is from the new temporary access that was built, switched over this morning and people were coming to the main entrance. Staff directed them to the temporary access. The people who went on the pier this morning witnessed the demolition of the restaurant building; photographs were displayed. He said it was a bittersweet moment for people who have been in the area for a long time. For a few days, the access will be at no charge as the system is not set up.

Continuing, Mr. Klopp said that the project architect requested permission to switch their insurance, errors and omissions professional liability insurance, to a new company that they are forming under similar partners; however, the CRA Staff is still reviewing the request. If approved, Staff will make sure there is no loss of coverage and if not, they will move forward with whatever firm necessary for the coverage. They are determining if there are any cost implications.

BOARD/ADMINISTRATION COMMENTS

Expense Report - Keven Klopp, CRA Director, said that the expense report is for the Board's information; however, a project is underway, the reconstruction of the alley behind the Cove Shopping Center. This is a very challenging project because of all the utilities in the alley. The residents are patient and wonderful but it is a difficult project.

PUBLIC INPUT

Rita Masi, 19th Avenue, Deerfield Beach, asked if visitors will be able to park bicycles in the parking lot. She requested flowers in the landscaping and signage on A1A to direct the people to the parking lot, to the right, rather than going around to the beach to increase traffic delay. She said she never saw the seating arrangement outlined in Fort Lauderdale. Additionally, an amphitheater was not voted for, but though it is attractive, she visioned the kids jumping up on it with skateboards, people will be there with dogs and then you have people who don't like dogs and believes it will cause hardships to the City.

Dave Gravelle, 2025 SE 1st Street, Deerfield Beach, said that this is much like the public input sessions, which he attended, at least one (1). He said adding parking on SE 1st Street is a plus. Although the features are unexpected, it looks nice. He provided an example for directional travel to the beach and made suggestions about placing signage for direction to the parking lot, which will reduce traffic. He said the biggest problem is when people turn right, are blocked, and cannot make a left turn on SE 1st street, the

PUBLIC INPUT - CONTINUED

entire intersection is blocked. He suggested a temporary fix until the final solution is reached, the expansion of the State Road.

Mr. Klopp said that the solution appears to be simple, but it is not per standard and DOT will not allow it because of the slight jog to the north. DOT will not allow signage to direct traffic through the intersection unless and until additional right of way is acquired on the south part of Hillsboro Boulevard, east of A1A; it is not a legal maneuver.

Dan Radison, 116 SE 20th Avenue, Deerfield Beach, said that he really likes the rendering, but he has spent a considerable amount of money adding a second floor and does not want a lot of trees blocking his view. He said that he knows he will lose 15 feet when A1A is widened; but urged the Board's cooperation in that regards.

BOARD COMMENTS

Future Drawings - Mr. Preston asked that Staff present all drawings in the future and explain why Staff selected a particular drawing.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:08 p.m.

PEGGY NOLAND, CRA CHAIR

ATTEST:

ADA GRAHAM-JOHNSON, MMC, CITY CLERK