



**Deerfield Beach Community Redevelopment Agency  
MEETING MINUTES**

Tuesday, November 12, 2013, 6:30 P.M.  
City Commission Chambers, Deerfield Beach City Hall

The meeting was called to order by Chair Robb at 6:29 p.m. on the above date in the City Commission Chambers, City Hall.

**Roll Call:**

Present: Mr. Bill Ganz  
Mr. Ben Preston  
Mr. Richard Rosenzweig  
Vice Chair Joseph Miller  
Chair Jean M. Robb

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

Absent: None

**APPROVAL OF MINUTES**

**DIGITAL TIME STAMP: 6:29:40**

October 8, 2013

**MOTION** was made by Mr. Preston and seconded by Mr. Rosenzweig to approve the October 8, 2013 CRA Minutes as submitted.

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

**APPROVAL OF THE AGENDA**

**DIGITAL TIME STAMP: 6:29:50**

November 12, 2013

Kris Mory, CRA Director, requested that agenda Item 7 be added to the agenda; which was provided to the Board.

**MOTION** was made by Vice Chair Miller and seconded by Mr. Rosenzweig to approve the November 12, 2013 agenda as amended.

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

**GENERAL ITEMS****ITEM 1****DIGITAL TIME STAMP: 6:30:22****Request by the City Manager to address the CRA Board**

Burgess Hanson, City Manager, proposed an early sunset of the CRA; instead of 2029, possibly in 2 to 3 years from now. He said that the revenue would return to the City's General Fund which currently, \$1.1 million goes into the CRA. Since the CRA has debt that does not mature until approximately 2027/2028, Staff would like to explore the possibility of Broward County or other taxing agencies being open to helping pay down the City's debt; otherwise, it would not be practical to sunset at that time. Notwithstanding, there are many economic development opportunities outside the CRA, and is uncertain what else can be done in the CRA boundaries. Mr. Hanson outlined the completed projects; i.e. Hillsboro Streetscape, JB's by the Beach and commercial façade programs. However, he would like to try to supplement other projects that may be coming forward with funding, which he outlined. However, he advised that a decision does not have to be made tonight; as he is only requesting a general consensus.

Vice Chair Miller asked if the roof on the north beach pavilion would be redone and whether it could be paid from CRA funds.

Mr. Hanson replied that it is a relatively minor project.

Chair Robb asked how much of the loan has not been utilized to date.

Mr. Hanson replied that there is approximately \$4 million left to date.

Chair Robb asked if no funds were spent, how much it would take to pay back the loan.

Kris Mory, CRA Director, replied that if \$4 million was not spent, there would still be about \$9 million of outstanding debt.

Mr. Hanson said the annual cost for the debt is approximately \$1.1 million.

**MOTION** was made by Mr. Preston and seconded by Vice Chair Miller to allow the City Manager to explore options with sun setting the CRA.

Mr. Ganz asked that Staff explore what would happen with planned projects.

Mr. Hanson said that Staff would review that as well.

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

Chair Robb commended the City Manager for the suggestion.

**GENERAL ITEMS - CONTINUED****ITEM 2****DIGITAL TIME STAMP: 6:36:37****CRA Resolution 2013/018 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency approving an employment contract with the CRA Director.**

There was no discussion on Item 2.

**MOTION** was made by Vice Chair Miller and seconded by Mr. Rosenzweig to approve the CRA Director's contract; adopted CRA Resolution 2013/018.

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

**ITEM 3****DIGITAL TIME STAMP: 6:36:57****Presentation on Sullivan Park Master Plan Implementation Strategy\***

Kris Mory, CRA Director, said as requested by the Board, the cost estimate for the Sullivan Park Master Plan is included in the Board's backup.

In response to Chair Robb's question, Mr. Preston replied that the cost is \$5.7 million.

Ms. Mory said if the project were bid today, it would be \$4.7 million for the construction contract. Since the cost is based on a master plan and not a full design, there are no construction documents, but a 10% contingency for the master plan to achieve a final construction document. The price also includes a 9% allowance for contractor(s) overhead, 10% fee for architecture and engineering services, 10% allowance for construction contingency; and the permit fees are unknown at this time. She said the project will cost \$5.7 million, inclusive of construction and all professional services required to implement the plan. However, the CRA earmarked \$4 million in bond funds for the project and secured a FIND Grant to pay for the features that provide public access to the waterway; i.e. public docks, floating docks, boardwalk along the water, etc. In closing, she advised that at the CRA's disposal is current and future tax increment revenue.

Continuing, Ms. Mory said that the implementation of the full master plan is achievable with current resources. She explained that if the Board decided to move forward today, the first recommendation would be to construct from an east to west motion which would cut costs due to logistics. When the contract is signed, on day 1, the CRA will receive funds from FIND because of the money spent on design. As the docks and other features are installed on the water's edge, those items are reimbursable. She outlined items, from the backup, which have been included in the budget, but are not refundable from FIND. Ms. Mory estimated that reimbursements from FIND are approximately \$1.3 million. She said that construction would stop at the current restrooms location; and outlined the benefit; a savings due to the contractor using the

**GENERAL ITEMS - CONTINUED**

parking lot for staging, which is a cost to them, and use of restrooms facilities, use of the existing electric feed, which it keeps the contractor onsite.

Additionally, Ms. Mory said that during Phase 2, the existing restrooms and parking lot would be demolished and complete the project with bond funds and FIND reimbursement keeping the project within the \$4 million budget. She further stated that Phase 3 was included as there was previous discussion about the installation of a playground and whether a Wi-Fi system is needed; which are small ticket items. She said that everything comprised in the master plan can be accomplished for \$4.4 million to the CRA.

Chair Robb asked if sun setting the CRA has any impact on the project.

Mr. Hanson explained that the City would have to pay back what was spent on the bond; however, if the funds are not spent, it would have to be reviewed with the bond counsel to see if there are any issues.

Andrew Maurodis, City Attorney, said that money would have to be paid back now, but more money would have to be paid back later.

Mayor Robb said that she objects to spending \$5 million in Sullivan Park; and recommended the City Manager reporting back to the Board as to the amount to be paid back on the bond.

Vice Chair Miller explained why the improvement to the park is needed, to increase park visitation, etc. He said that over \$2 million has been spent to secure the Riverview property and that the CRA will receive \$1.3 million from FIND. Vice Chair Miller also agreed exploring the sunset of the CRA since almost everything in the corridor has been accomplished. He continued to explain why the Sullivan Park project should be continued.

Mr. Ganz said he is in favor of the early sunset as there are not many projects left and it would be much better to bring in funds that can be spread across the City instead of having to spend it. He said the Sullivan Park project can lead to a lot of great things for the City and spoke in favor of park plans coming to fruition, as well as the Cove Gardens. Lastly, Mr. Ganz said closing the CRA 14 years earlier is a good thing, but spoke against the projects being halted.

Mr. Hanson suggested reviewing what can be scaled back. He further suggested having the Marine Advisory Board review the Sullivan Park plan to determine other alternatives.

Mr. Rosenzweig said that the Sullivan Park project can be a plus for the City and lead to more growth in the area.

**GENERAL ITEMS - CONTINUED**

In response to Chair Robb's question, Ms. Mory replied that the Board would need to approve the master plan to completion; as well as the Community Appearance Board, Planning & Zoning Board and City Commission. Then she would need to negotiate a full design contract for architecture and engineering. However, if the Board approves that direction, in January, there would be an approved master plan and a contract for full design. If in January, the Board agreed to design it, the plans would be submitted at the 50% phase and the Board would have a better decision making tool as to costs, which would come back for consideration around March or April.

Chair Robb asked how much time Staff needs to provide something definitive.

Mr. Hanson replied maybe a couple of months as it needs to go through legal and he prefers that the information be thorough.

Chair Robb clarified that the Board does not have to make the ultimate decision until March and the information will be provided by then.

There was a brief discussion regarding what funds would have to be paid back for use of the bond funds.

**MOTION** was made by Vice Chair Miller and seconded by Mr. Ganz to approve Phase 1.

Roll Call: YEAS: Mr. Ganz, Mr. Preston, Mr. Rosenzweig and Vice Chair Miller.  
NAYS: Chair Robb.

**ITEM 4****DIGITAL TIME STAMP: 6:55:02**

**CRA Resolution 2013/019 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency approving the appropriation of funds remaining in the Redevelopment Trust Fund to certain projects; and providing for an effective date.**

Kris Mory, CRA Director, outlined item 4. She said that the State Statute requires the CRA to spend money that it takes in within 3 years, either to debt service or implementation of projects. She explained the outline in the backup, shows how much money was left in the CRA Trust Fund on September 30, 2013 and carried over into Fiscal Year 2014, \$1.83 million, which is an unaudited figure. In March, an annual report will be provided which will be an audited final figure.

Andrew Maurodis, City Attorney, clarified that a figure would be included in Section 1 of the resolution.

Ms. Mory replied that is correct.

**GENERAL ITEMS - CONTINUED**

In response to Chair Robb's question, Ms. Mory said also included is the FY 2014 budget which contains the debt service of approximately \$1.1 million which was rolled into FY 2014 and technically, yes, those funds are being used for part of the TIF, tax increment funds, fund for debt service.

Mr. Maurodis said that this resolution needs to have a ministerial approval to carry over the funds to be in compliance.

**MOTION** was made by Vice Chair Miller and seconded by Mr. Preston to approve Item 4, adopted CRA Resolution 2013/019.

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

**ITEM 5**

**DIGITAL TIME STAMP: 6:57:11**

**CRA Resolution 2013/020 - A Resolution of the Deerfield Beach Community Redevelopment Agency approving an amendment to the Interlocal Agreement with the City of Deerfield Beach for the operation and management of a ShowMobile.**

The resolution was read by title only.

There was no discussion on Item 5.

**MOTION** was made by Mr. Ganz and seconded by Vice Chair Miller to approve Item 5, adopted CRA Resolution 2013/020.

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

**ITEM 6**

**DIGITAL TIME STAMP: 6:57:34**

**Presentation regarding property acquisition**

Chair Robb said she is not going to request discussion on this since there is a possibility of sun setting the CRA.

**ITEM 7**

**DIGITAL TIME STAMP: 6:58:25**

**CRA Resolution 2013/021 – A Resolution of the Deerfield Beach Community Redevelopment Agency of the City of Deerfield Beach, Florida, approving a Florida Power and Light proposal for light pole, fixture, and wiring removal in the Cove Gardens neighborhood in an amount not to exceed \$10,743.64.**

**GENERAL ITEMS - CONTINUED**

The resolution was read by title only.

There was no discussion on Item 7.

**MOTION** was made by Mr. Ganz and seconded by Vice Chair Miller to approve Item 7, adopted CRA Resolution 2013/021.

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

Chair Robb said that FP&L is removing the wooden poles on Federal Highway and along 2<sup>nd</sup> Avenue and replacing them with concrete poles.

**BOARD/ADMINISTRATION COMMENTS**

No reports.

**PUBLIC INPUT**

There was none from the public to speak.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:59 p.m.

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JEAN M. ROBB, CRA CHAIR

ATTEST:

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ADA GRAHAM-JOHNSON, MMC, CITY CLERK