



**Deerfield Beach Community Redevelopment Agency  
MEETING MINUTES**

Tuesday, October 21, 2014, 6:00 P.M.  
City Commission Chambers, Deerfield Beach City Hall

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

**Roll Call:**

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

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

**Absent:** None

**APPROVAL OF MINUTES**

**DIGITAL TIME STAMP: 6:00:32**

August 26, 2014

**MOTION** was made by Mr. Rosenzweig and seconded by Mr. Ganz to approve the August 26, 2014 minutes as submitted. Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb. NAYS: None.

**APPROVAL OF THE AGENDA**

**DIGITAL TIME STAMP: 6:00:41**

October 21, 2014

**MOTION** was made by Mr. Miller and seconded by Mr. Rosenzweig to approve the agenda as submitted. Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb. NAYS: None.

**GENERAL ITEMS**

**ITEM 1**

**DIGITAL TIME STAMP: 6:00:52**

[Request for approval of staff recommendation regarding public art process for Sullivan Park and the submittal of a grant application for the Community Foundation of Broward's Art of Community program\\*](#)

**GENERAL ITEMS - CONTINUED**

Kris Mory, CRA Director, said that one of the aspects of Sullivan Park that has yet to be addressed is the inclusion of the public art component. Staff has identified the Art of Community Grant Funding as a source offered through the Community Foundation of Broward as a good match for the project. The program awards grants from \$5,000 – \$100,000, to support innovative civic engagement projects. To pursue funding, the City of Deerfield Beach would have to be the lead agency, requiring a social media presence be established online for community donation to support community art. Later, as an artist is chosen, the donors' ideas are invited into the process. She asked that the grant be submitted, in cooperation with the City and to establish an online crowd funding account for donations. Additionally, Ms. Mory recommended matching the community's donations equally as an incentive to the public; those funds would be submitted to the Art Program. If \$50,000 were raised, it would support a \$200,000 community art project.

Mr. Miller asked if there is a time limit to receive funds.

Ms. Mory said next year's program has not been announced; however, based on last year the program was announced in March and applications were due in May, allowing 3 to 4 months to collect donations and prepare the application.

Chair Robb suggested that the Cultural Committee become involved.

Ms. Mory hopes that not only organizations donate, but individuals as well.

**MOTION** was made by Mr. Miller and seconded by Vice Chair Preston to submit the grant application. Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb. NAYS: None.

**ITEM 2****DIGITAL TIME STAMP: 6:05:13**

Request for direction regarding Sullivan Park furniture

Chair Robb supported Staff's recommendations.

**MOTION** was made by Mr. Miller and seconded by Mr. Rosenzweig to approve Staff recommendation for Sullivan Park furniture. Voice Vote: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb. NAYS: None.

**ITEM 3****DIGITAL TIME STAMP: 6:05:58**

**CRA Resolution 2014/009 – A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, approving an amendment to the Community Redevelopment Plan to update the Plan and to reflect the status of projects and achievement of CRA goals and objectives.**

**GENERAL ITEMS - CONTINUED**

Kris Mory, CRA Director, said that the CRA continually attempts to be in full compliance with Broward County's Administrative Code and the State Statutes relating to CRA administration. The County has made several CRA directors aware of the Administrative Code and the requirements; she and the City Attorney have reviewed the documents to determine if adjustments need to be made. The upcoming items are adjustments that Staff feels deem necessary.

Andrew Maurodis, City Attorney, read the Resolution as amended; as noted above. He said that this Resolution makes the plan clearer and is recommended.

Chair Robb opened Item 3 for public comments; there were none to speak. Thereafter, she closed the public hearing.

**MOTION** was made by Mr. Rosenzweig and seconded by Mr. Miller to approve Item 3 as amended, adopted CRA Resolution 2014/009. Roll Call: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb. NAYS: None.

**ITEM 4****DIGITAL TIME STAMP: 6:08:49****CRA Resolution 2014/010 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, approving an amended CRA FY 15 Budget.**

The Resolution was read by title only.

Chair Robb asked for clarification as to why the CRA is paying for the CRA engineer's registration and membership fees. She also commented on the cost of membership dues for the International Council of Shopping Centers (ICSC).

Mr. Ganz replied that the amendment is not to make changes to the actual funds being expended, as the FY 15 Budget was already approved. The amendment is to highlight language that will comply with Broward County requirements.

Kris Mory, CRA Director, said that in the CRA Budget, dues and memberships are included. The CRA pays for the certification for the engineer so that he may continue to practice in the State.

Chair Robb expressed concerns with the amount of money being spent on the membership, as she has found lower fees.

Ms. Mory said that when the expenditures are reported to the Board, it is because they are not specified in the budget; although they are budgeted, she is providing the specifics of how funds are being expended. In this case, it is for recertification as a Professional Engineer in the State as well as a conference for continuing education credits toward the certification.

**GENERAL ITEMS - CONTINUED**

Chair Robb continued to express concerns with paying certifications and membership dues.

In response to Mr. Rosenzweig's question, Ms. Mory replied that if the CRA does not pay for the certification, it does not change the plan or project, but is consistent with the City's personnel policy for ongoing education and training. Also, the registration with ICSC has come up in several meetings and the City has an interest in being proactive and attracting higher end retail to the City. ICSC is a prestigious international association of shopping centers and allows the City to network with developers, site selectors and people trying to connect with communities for retail development.

Mr. Ganz said that it is quite common for employers to pay their employees' training.

Chair Robb opened the public hearing; there was none to speak. Thereafter, she closed the public hearing.

**MOTION** was made by Mr. Ganz and seconded by Mr. Rosenzweig. Roll call: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig and Vice Chair Preston. NAYS: Chair Robb

**ITEM 5****DIGITAL TIME STAMP: 6:15:53**

**CRA Resolution 2014/011 - A Resolution of the Community Redevelopment Agency of the City of Deerfield Beach, Florida, to approve scope of services with Go-Tilt Construction, LLC, for Deerfield Beach monument sign in the amount of \$28,500.00.**

The Resolution was read by title only.

Kris Mory, CRA Director, explained that there was once a welcome to Deerfield Beach sign on the beach; however, it was damaged by a vehicle and has been missing for almost a year. She said that she has been working with an architect on recreating the sign. She outlined the aesthetics of the monument sign, which includes custom artwork with surfboards attached to it. The surfboards are designed and fabricated by Bert's Surfboards; they will also create a turtle statue that children can sit on along with three (3) beach balls, which are functioning bollards. The sign is completely open in the middle which allows it to look different every day based on the surf conditions and weather. Ms. Mory said that everything about the sign is custom and asked that it not be competitively bid, so that they can achieve the quality and look of what will be a signature piece at Hillsboro Boulevard and A1A.

Chair Robb opened the public hearing; there was none to speak. Thereafter, she closed the public hearing.

Vice Chair Preston said he likes the rendering but asked if the salt build up has been considered.

**GENERAL ITEMS - CONTINUED**

Ms. Mory replied yes. She said that the letters hanging off the sign are made of stainless steel for durability and the sign is made of concrete and stucco. The only things that may age faster than others are the surfboards, which may have to be replaced in the next 5 to 6 years and will require maintenance. Furthermore, the letters were picked to match the fishing pier; and the middle portion is see-through, there is no plexiglass.

Mr. Ganz expressed concerns with certain aspects of the sign, being uneven and appearing warped.

Mr. Miller said he spoke with the owner of the Royal Blue Hotel who uses stainless steel and the managers were enthusiastic about this style and design.

**MOTION** was made by Mr. Miller and seconded by Vice Chair Preston to approve the design. Roll Call: YEAS: Mr. Ganz, Mr. Miller, Mr. Rosenzweig, Vice Chair Preston and Chair Robb. NAYS: None.

**BOARD/ADMINISTRATION COMMENTS****DIGITAL TIME STAMP: 6:23:16**

**Chair Jean M. Robb - Eminent Domain** - Chair Robb said that the CRA has approximately \$2 million in discretionary spending. She asked that the Board consider eminent domain for the motel located at the end of A1A and Hillsboro Boulevard. The property is zoned for residential and cannot be changed to commercial; however, due to the height limitations, no one will spend excess funds to build on the property. She asked if \$2 million is reasonable for this purpose.

Andrew Maurodis, City Attorney, replied that he is unsure because with eminent domain, the City would have to pay both sides attorneys' fees. He explained the different aspects of eminent domain; quick take allows ownership within 120 days but whatever the jury awards would have to be paid. With a slower take, the City would be allowed to back out at any time, but would still have to pay the opposing sides fees.

Chair Robb asked that the Board consent to have Mr. Maurodis look further into it. She asked that the funds not be spent just in case eminent domain becomes feasible.

Mr. Maurodis said that all the funds allocated in the budget are for projects, and one project can be real estate acquisition. It is important to note that all funds, other than regular expenses, are designated for specific projects.

Kris Mory, CRA Director, said that the budget that was approved does not contain funding for real estate acquisition; therefore, if the Board desires that, a budget transfer would have to be done. She said eminent domain is a tool used in the CRA Plan.

**BOARD/ADMINISTRATION COMMENTS - CONTINUED**

Mr. Ganz said that people already think that the City is trying to use eminent domain to acquire properties outside the CRA, which is a drastic measure. He said that his understanding was that there were funds in the budget this year to address that particular situation and asked for clarification.

Ms. Mory said that Mr. Ganz is correct. She also reminded the Board that a new budgeted line item was created, public private partnerships. Those funds will allow Staff to market a partnership to accomplish the goal that has been set forth. She said it is her hope that those funds will be used to incentivize private developers to do something with the hotels, as it would be less expensive for the CRA and all parties.

Chair Robb said that most private enterprises think that this property can be developed commercially. If the City were to obtain the property through eminent domain, a park and additional parking could be added.

Mr. Maurodis said that there could not be a commercial parking lot.

Chair Robb said that the property is not as valuable as the owner thinks because it cannot be developed commercially. She said that she has been approached by people who want to develop the property commercially.

Mr. Ganz said that he has had discussions with people.

Chair Robb said that once they find out that it can only be residential with a certain height, they will likely back out.

Ms. Mory said it is zoned RM-25, which is a high density residential zoning category; however, one of the uses allowed is hotels, which can have retail as an associated use and parking can be incorporated into it.

Mr. Maurodis said that it does not allow standalone parking.

Ms. Mory said the Board should look beyond one (1) property. If incentive funds are to be used for public private partnership, she hopes that the CRA will partner with a developer who is not only looking at one (1) property, but perhaps assembling in the area. Then there would be greater density and a larger facility which would be impactful for the neighborhood.

Chair Robb asked the Board to support looking into it.

Mr. Ganz said that he does not have an issue with that, but would like clarification on the discretionary funding of the \$1.93 million. He explained that just because money is set aside for a public private partnership, does not mean the money can be spent on anything.

**BOARD/ADMINISTRATION COMMENTS - CONTINUED**

Ms. Mory said that there is \$250,000 budgeted for public private partnerships, as well as \$1,378,064 for infrastructure and capital improvements that includes such items as the north beach pavilion, signage, lighting, ADA sidewalks or anything included in the Capital Improvements Plan (CIP). If the Board wants to reallocate those funds to property acquisition, it is allowed. It is at the Board's discretion to move funding to another place as long as it is in the CRA Plan.

Continuing Ms. Mory said that every dollar in the CRA budget is dedicated to a project in the plan and saying that there are funds not being used or are discretionary, that is contrary to Statute and would be viewed as mismanagement by the County.

Mr. Ganz said this is not a slush fund and monies must be allocated to a specific project and even though funds can be moved around, they must be specifically designated. If the property is going to be explored, the Board may want to consider the fire station that needs repairs. He recommended possibly moving the station to the motel location and doing something different for the fire station property.

Chair Robb said that you cannot use CRA funds to improve a municipal building.

Mr. Maurodis expressed concern with Mr. Ganz's recommendation and said that the Board should be cautious, as letters are frequently coming from the County who has been watching everything that the CRA is doing.

**PUBLIC INPUT**

*There were no comments from the public.*

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 6:34 p.m.

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JEAN M. ROBB, CRA CHAIR

ATTEST:

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Samantha Gillyard, CMC, City Clerk