



Meeting Minutes Community Redevelopment Agency

Tuesday, March 8, 2016

6:30 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Jean M. Robb on the above date at 6:30 p.m. in the City Commission Chambers, City Hall, Deerfield Beach, Florida.

Present: 5 - Ms. Gloria Battle
Mr. Joseph Miller
Mr. Richard Rosenzweig
Vice Chair Bill Ganz
Chair Jean Robb

Also Present: 3 - City Manager Burgess Hanson
City Attorney Andrew Maurodis
Assistant to the City Clerk Heather Montemayor

APPROVAL OF MINUTES

Community Redevelopment Agency Meeting Minutes - February 9, 2016

Motion was made by Mr. Rosenzweig and seconded by Mr. Miller to approve the February 9, 2016 meeting minutes as submitted. Voice Vote:

Yeas: 5 - Ms. Gloria Battle, Mr. Joseph Miller, Mr. Richard Rosenzweig, Vice Chair Bill Ganz and Chair Jean Robb

Nays: 0

GENERAL ITEMS

1. CRA Resolution No. 2016/006 - A Resolution of the Deerfield Beach Community Redevelopment Agency (CRA) approving Work Authorization No. 2 for Walters Zackria Associates, PLLC, for North Beach Pavilion Renovation - Design and Construction Services in the lump sum amount of \$189,780.00

The Resolution was read by title.

Andrew Maurodis, City Attorney, explained that this agreement approves the work authorization; however, the lump sum price will change.

Kris Mory, CRA Director, stated that at the previous CRA meeting, the Board approved option C as the desired design option for the North Beach Pavilion; therefore, the consultant has put together a scope of services for the full construction design, which includes permitting assistance and construction administration during construction.

GENERAL ITEMS - CONTINUED

Rita Masi, 349 NE 19th Avenue, Deerfield Beach, said she has not seen the design option; however, she heard that a two (2) story option has been chosen. She stated that she is not in favor of a two (2) story building because the City will not make any money from it.

Ms. Mory explained that the pavilion will be expanded, with ADA compliant restrooms downstairs, and a back office operation for utilities. It will also have a public meeting room available to rent. Thereafter, she continued to outline the renderings of the North Beach Pavilion. She explained that the hours of operation, rental fees, etc., are still being discussed.

In response to Ms. Masi's question, Vice Chair Ganz replied that refreshments will be provided. He also explained that this will be run by City staff, whereby, the Deerfield Beach Cafe is not.

Thereafter, Ms. Masi asked to see a photograph of the design option for the North Beach Pavilion.

Chair Robb closed the public hearing.

There was no discussion amongst the Board.

Motion was made by Mr. Rosenzweig and seconded by Mr. Miller to approve Item 1, adopted CRA Resolution No. 2016/006. Voice Vote:

Yeas: 5 - Ms. Gloria Battle, Mr. Joseph Miller, Mr. Richard Rosenzweig, Vice Chair Bill Ganz and Chair Jean Robb

Nays: 0

2. CRA Resolution No. 2016/007 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving the commercial façade funding for Flanigan's Seafood Bar & Grill and Whale's Rib Restaurant in an amount not to exceed \$105,743.00.

The Resolution was read by title.

Kris Mory, CRA Director, explained that Flanigan's and Whales Rib will be undergoing a complete exterior renovation. The site plan was approved by the City Commission; however, construction has not begun as permits were recently submitted. She said this project represents a complete renovation of all three (3) sides of the building that are visible from the public right-of-way. Thereafter, Ms. Mory showed photographs of the current conditions and the proposed post redevelopment conditions of the site. Further, she said the building qualifies for \$47,600 in commercial façade funding, which is 238 linear feet times \$200 per linear foot. She said they are recommending full funding for this portion of the project; however, this project is unique and staff is recommending additional funding. She advised that the City Commission approved Flanigan's losing five (5) parking spaces as part of their site plan. Flanigan's proposed to install a privately owned public plaza/park on the SW corner of the S-curve, which will be separated from the sidewalk and roadway by a knee wall. Therefore, Ms. Mory is proposing that the CRA fund 50% of that improvement, slightly over \$57,000; totaling an award of \$105,743.

Chair Robb opened the public hearing; there was none to speak and the public hearing was closed.

GENERAL ITEMS - CONTINUED

In response to Chair Robb's question, Ms. Mory replied that the Broward County Property Appraiser's Office monitors building permits; therefore, they are aware of the increase in the collection of ad valorem taxes.

Motion was made by Mr. Miller and seconded by Mr. Rosenzweig to approve Item 2, adopted CRA Resolution No. 2016/007. Voice Vote:

Yeas: 5 - Ms. Gloria Battle, Mr. Joseph Miller, Mr. Richard Rosenzweig, Vice Chair Bill Ganz and Chair Jean Robb

Nays: 0

3. CRA Resolution No. 2016/008 - A Resolution of the Deerfield Beach Community Redevelopment Agency (CRA) approving an employment contract with Kris Mory as Director of the CRA.

The Resolution was read by title.

Chair Robb opened the public hearing; there was none to speak and the public hearing was closed.

There was no discussion amongst the Board.

Motion was made by Mr. Miller and seconded by Mr. Rosenzweig to approve Item 3, adopted CRA Resolution No. 2016/008. Voice Vote:

Yeas: 5 - Ms. Gloria Battle, Mr. Joseph Miller, Mr. Richard Rosenzweig, Vice Chair Bill Ganz and Chair Jean Robb

Nays: 0

BOARD/ADMINISTRATION COMMENTS

1. Discussion of Green Market

Sponsor: Mayor Jean M. Robb

Chair Robb said she spoke to Kris Mory, CRA Director, about the problems people at the Cove Gardens are having with the Code Enforcement Department. Further, she asked that Staff look into the Delray Beach Green Market, as she has heard wonderful things about their event.

Vice Chair Ganz said Deerfield Beach's CRA previously took over the Green Market, which was located in the Cove Shopping Center and it didn't work out. Currently, the Deerfield Beach Historical Society has taken it over. He said the problem with CRA taking over the Green Market is that the event will have to be located in the CRA District.

Chair Robb said she would like to see it moved back to the Cove Parking Lot.

Vice Chair Ganz explained that it was previously argued that the Green Market should not be located in the Cove Parking Lot, as there were issues with having it in that location. Further, he said if the current Green Market is unsuccessful and the CRA takes it over and pays for it, then it

BOARD/ADMINISTRATION COMMENTS - CONTINUED

will have to go in the CRA District and there's really no location for it, with the exception of the Cove, which he reiterated has been argued against.

Chair Robb reiterated that she would like Staff to look into how the CRA runs theirs in Delray Beach and if they are making any money. Further, she said the last time it was located in the Cove, they were supposed to be taking up 75 parking spaces; however, the City was only profiting \$500 from the event, which was not financially feasible to allow continued operations there. Chair Robb said she thinks Deerfield's Green Market was successful, as far as bringing people in; however, the vendors were not up to par.

Thereafter, discussion pursued regarding the location of the Green Market.

Burgess Hanson, City Manager, said Staff previously had concerns about having a Green Market, due to the success of other cities establishing them several years before.

Mr. Miller agreed with looking into other Green Markets and suggested having one in the parking lot at Sullivan Park once it is built.

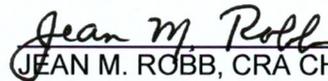
In response to Mr. Rosenzweig's question, Mr. Hanson clarified that the City does not currently run the Green Market; therefore, no money is involved on the City's end. Mr. Hanson explained that the City only provides the venue and opens the restrooms. Lastly, he said Staff will look into how other Green Markets are run.

PUBLIC INPUT

Rita Masi, 349 NE 19th Avenue, Deerfield Beach, agreed with having the Green Market at Sullivan Park once it is completed.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:51 p.m.


JEAN M. ROBB, CRA CHAIR

ATTEST:


Samantha Gillyard, CMC, City Clerk