



Meeting Minutes Community Redevelopment Agency

Tuesday, August 9, 2016

6:30 PM

Commission Chambers

CALL TO ORDER AND ROLL CALL

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

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

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

APPROVAL OF MINUTES

Community Redevelopment Agency Meeting Minutes - June 14, 2016

Motion was made by Vice Chair Rosenzweig and seconded by Mr. Miller to approve the June 14, 2016 meeting minutes as submitted. Voice Vote:

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

Nays: 0

GENERAL ITEMS

1. Fourth of July Special Event Economic Impact Report

Kris Mory, CRA Director, said there were over 80,000 attendees for the Fourth of July event, with an estimated economic impact between \$1.8-\$3.5 million. Ms. Mory explained that the information provided is based on surveys completed by participants at the event; however, the surveys do not include businesses. Although staff provided a survey to the businesses on the S-curve, only four (4) responses were received.

Mr. Ganz expressed concern with the four (4) responses received because community events have such a huge economic impact. He opined that should hard economic times rise again, the festivals and events would be the first thing eliminated, as far as reducing the City's expenses. Further, Mr. Ganz said this is a partnership, whereby, the businesses receive a huge benefit and he would like to see them participate by completing a simple survey.

GENERAL ITEMS - CONTINUED

Ms. Battle asked if Staff contacted other cities to see if their Chambers are involved with City events.

Ms. Mory replied that the City of Pompano Beach's Fourth of July event is sponsored by their CRA in conjunction with the City; whereby, they also have private sponsorships. She explained that she is not sure if they do follow up to gauge the economic impact, but feels it should be done as a best practice. Further, Ms. Mory said she has not surveyed any other cities.

In response to Mr. Miller's question, Ms. Mory replied that the responses from the businesses last year were similar to those this year; notwithstanding, participant feedback is well received.

Mr. Miller suggested providing the survey to the businesses prior to the event.

Vice Chair Rosenzweig agreed with providing the surveys prior to the event. He also stated that it should be included that the surveys are a necessity in determining the impact of City events.

Ms. Mory stated that once the CRA sunsets, the funding for the Fourth of July event will discontinue, which is a \$75,000 expenditure.

2. CRA Resolution No. 2016/011 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving a contract with Green Integrity's for the purchase and installation of a large specimen Banyan Tree (*ficus benghalensis*) for the amount of \$22,500.00; waiving the procurement code in accordance with section 38-118 "waiver of competitive selection."

The Resolution was read by title only.

Kris Mory, CRA Director, displayed photographs of the location of where the tree will be planted. Thereafter, she displayed photographs of the tree. Ms. Mory explained that when the demolition was done around the base of the tree, it was discovered that the inside of the tree trunk was rotten by termite infestation. Harold Hoyte, Landscape Architect, and a special arborist took a look at the tree and determined that the tree could not be salvaged; therefore, the tree was removed completely, along with the soil underneath it. Ms. Mory said staff has been in contact with MBR to provide a replacement tree. Due to the size of the tree, the mitigation requirement is 62 inches of canopy; therefore, staff decided to pursue a larger tree similar to the previous one. Thereafter, she displayed photographs of previous work done by Green Integrity's. Ms. Mory stated that this is the only company in South Florida that guarantees the survival of these large trees, as they have special techniques with their root prune. Lastly, she said it is a good mitigation plan for the park.

In response to Chair Robb's question, Ms. Mory replied that Green Integrity's guarantees the growth of the tree for one (1) year, as that is how long it takes for the tree to become established.

Motion was made by Mr. Ganz and seconded by Vice Chair Rosenzweig to approve Item 2, adopted CRA Resolution No. 2016/011. Voice Vote:

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

GENERAL ITEMS - CONTINUED

Nays: 0

3. CRA Resolution No. 2016/012 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving a change order with MBR Construction for the demolition and reconstruction of the FDOT easement area south of Sullivan Park in the amount of \$85,220.13 as part of their contract for the Sullivan Park Project.

The Resolution was read by title only.

In response to Chair Robb's question, Andrew Maurodis, City Attorney, replied that this was not part of the original contract.

Kris Mory, CRA Director, displayed photographs of the proposed area and explained that when the park was permitted and bid, the area displayed was not included in the contractor's original scope of services. The proposed area is under the bridge and to the south of the bridge up to Blue Waters property line. She stated that the scope of services includes the demolition of the roadway, the jersey barrier and the installation of the new pedestrian sidewalk, trees, shrubs, irrigation and lighting.

Mr. Miller asked if the pathway will be wide enough for a vehicle.

Ms. Mory replied that the road being removed is 22 feet wide and will be replaced with a 10 foot walking path. She also explained that the trees will stop underneath the middle of the bridge; however, there will be enough light for those particular species of trees, as well as irrigation.

Motion was made by Mr. Miller and seconded by Vice Chair Rosenzweig to approve Item 3, adopting Resolution No. 2016/012. Voice Vote:

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

Nays: 0

4. CRA Resolution No. 2016/013 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving a change order submitted by MBR Construction for demolition and reconstruction of Riverview Road in the amount of \$73,408.53 as part of their contract for the Sullivan Park Project

The Resolution was read by title only.

Kris Mory, CRA Director, stated that the original park contract did not include the demolition and reconstruction of Riverview Road. Thereafter, Ms. Mory displayed photographs of the road. She explained that it was intended from the beginning to repair this road; however, it was not included in the original scope of services. Further, Ms. Mory stated that the scope of services provided includes the complete demolition, brand new road base and roadway, markings and sidewalks, which will go completely back to the Chamber of Commerce intersection.

Mr. Ganz asked what kind of impact the road construction will have on the neighboring residents and whether staff has communicated with them.

GENERAL ITEMS - CONTINUED

Ms. Mory replied that there is an MOT plan in place for residents to have continuous access. Further, she said staff has been in contact with the presidents of the homeowner's associations.

Mr. Miller described a stretch of the road from Hillsboro, east to the park that goes west to a dead end. He asked if that will be included in this scope of services.

Ms. Mory replied no, as that is not a roadway, but part of the Chamber of Commerce parking lot. Further, she said this roadway will be complete, as it will end at the Chamber's parking lot, whereby, their westbound parking lot is in good condition.

Motion was made by Mr. Miller and seconded by Vice Chair Rosenzweig to approve Item 4, adopted Resolution No. 2016/013. Voice Vote:

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

Nays: 0

7. CRA Resolution No. 2016/ - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), approving a change order submitted by MBR Construction for the installation of exhaust fans and associated electrical work in the amount of \$49,130.00 as part of their contract for the Sullivan Park Project.

Item 7 was discussed out of order.

The Resolution was read by title only.

Kris Mory, CRA Director, stated that this change order was an unforeseen condition. She explained that the restroom is not air conditioned, but naturally ventilated; therefore, the walls come up and there is a space between the roof of the building and the walls. When the project went through the plan review process, the Building Department required that exhaust fans be installed in the restrooms to pull air out, which is an electronic fan system. Further, Ms. Mory explained that the Building Department read the code that this was a commercial building, but the designer did not consider it a commercial building.

Mr. Ganz clarified that the price tag for two (2) vents is \$49,000.

Ms. Mory said they are electronic exhaust fans.

Mr. Ganz stated that the price is exorbitant and suggested that this be looked into further.

Ms. Mory clarified that they are not just fans, but are electronic; therefore, it will require electrical wiring back to the panel and a panel upgrade.

Mr. Ganz reiterated that he would like staff to look into other prices.

Ms. Mory said this is not included in MBR's contract; however, other things, i.e. roadways, are included and can be looked at by the line item pricing to verify justification.

Andrew Maurodis, City Attorney, said this may not be able to be bid out, as it is part of MBR's

GENERAL ITEMS - CONTINUED

project for which they have a permit. Further, Mr. Maurodis said staff can go back and explain to MBR that the price is high.

Mr. Ganz asked if it would be out of line to ask for comparables.

Mr. Maurodis suggested letting MBR know that the City has a concern regarding the cost. He explained that the City's options may be limited due to the fact that MBR already has a contract in place.

Ms. Mory stated that if MBR does not agree to lower the price, the City has the option of doing a direct order purchase, where we buy the materials and save on the sales tax.

In response to Mr. Miller's question, Ms. Mory replied that the Board will meet again on August 23rd; whereby, this item can be brought up at that time.

6. CRA Resolution No. 2016/014 - A Resolution of the City of Deerfield Beach Community Redevelopment Agency (CRA), revising the monthly rate for services of the Law Offices of Andrew S. Maurodis, as the Agency's Legal Counsel on a continuing basis

Item 6 was discussed prior to Item 5.

The Resolution was read by title only.

There was no discussion amongst the Board.

Motion was made by Vice Chair Rosenzweig and seconded by Mr. Miller to approve Item 6, adopting Resolution No. 2016/014. Voice Vote:

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

Nays: 0

5. Presentation regarding proposed FY17 CRA Budget and discussion regarding budget priorities

Kris Mory, CRA Director, stated that the budget is status quo; however, there is a slight decrease in capital improvements. Thereafter, Ms. Mory presented a PowerPoint presentation outlining the FY 2017 proposed budget. She explained that the budget is based on Board discussion of the mid-year progress report which included discussion on tabling the North Beach Pavilion project in favor of property acquisition.

FY17 CRA Budget Breakdown - Ms. Mory explained that the overhead projects have decreased because of the decline in the capital projects and there aren't as many projects to manage.

Chair Robb asked if an appraisal was done on the property at Hillsboro and A1A.

Ms. Mory replied no and explained that until this budget is approved, there is no money in the property acquisition budget.

GENERAL ITEMS - CONTINUED

Chair Robb said the entrance way into the beach needs improving. Further, she said if the City cannot buy the property, she suggested moving forward with eminent domain and turning the property into a park.

Ms. Battle agreed; thereafter, she suggested moving the fire station to that property for better accessibility to the residents on the barrier island.

Ms. Mory stated that CRA funds cannot be spent on City administrative buildings; therefore, the CRA cannot fund the construction of fire stations, nor fund the purchase of the property and give it to the City for that type of use.

Ms. Mory continued outlining the budget and explained that \$1,095,956 is for debt service which is shown every year. She said infrastructure and capital improvements is at the lowest it's ever been (\$475,000), which includes the crosswalks and landscape improvements on A1A and the wayfinding monument signs; whereby, these projects have not been paid for as of yet. Further, she outlined the remainder of the budget to include: employee salaries (\$250,848), employee benefits (\$56,599), City administrative support (\$249,685), programs (\$394,000), other professional services (\$269,125) and property acquisition (\$1,847,688).

FY17 Budget Worksheet - Ms. Mory said an estimated \$1.4 million is being carried over from last year's budget. The new tax increment revenue is \$3.1 million, which gives the CRA a total budget of \$4,588,584. Further, Ms. Mory outlined the CRA's expenses, to include agency administration (-\$575,815), debt service (-\$1,095,956), professional services (-\$194,125), programs (-\$350,000) and capital projects (-\$475,000); therefore, the remaining budget available to be allocated to specific projects is \$1,847,688.

Proposed Budget - Ms. Mory displayed the proposed FY17 budget line by line, which illustrates exactly how the CRA funds are spent.

FY17 Work Plan - Ms. Mory displayed photographs of the different projects for FY 17, to include Sullivan Park, the North Beach Pavilion, which the Board advised Staff not to move into construction; however, the design of the project will still be completed. She explained that the project will go before the Community Appearance Board, Planning and Zoning Board and then to the City Commission for approval in October. The project is approximately \$1.9 million; however, she reiterated that per the Board's direction it will no longer be pursued after October and will not go into permitting. Ms. Mory continued outlining the projects, to include A1A sidewalks and landscaping, wayfinding and the monument sign. Further, Ms. Mory said she is requesting a \$20,000 increase in community policing funds for a deputy patrol for Sullivan Park. Lastly, Ms. Mory reminded the Board that they still have \$1.8 million that needs to be allocated to a project.

In response to Chair Robb's question, Ms. Mory replied that the A1A and wayfinding projects are in permitting, but the funds have not been encumbered; therefore, those projects will need to be budgeted for FY17.

Mr. Miller asked that the Board reconsider the reconstruction of the North Beach Pavilion. Further, he said the property on Hillsboro and A1A is priced too high.

GENERAL ITEMS - CONTINUED

In response to Chair Robb's question, Andrew Maurodis, City Attorney, replied that going to eminent domain will not necessarily make the property cheaper.

Mr. Ganz stated that at the last CRA meeting he spoke in favor of purchasing the properties on Hillsboro and A1A, as being the highest priority; however, if the City were to purchase the property and turn it into a park, which he has no objection to, it would take the tax rolls off permanently. Further, he said the only way the City would be able to acquire the property is by eminent domain, which he is not very comfortable with. He suggested putting aside a small amount of money to assist in a public-private partnership, whereby, the CRA would be able to provide some assistance to a private entity to purchase the property. Mr. Ganz said he agrees that the North Beach Pavilion needs to be reconstructed to match all of the beautification at the beach. Lastly, he suggested putting money aside for the acquisition of the properties and refocus on the reconstruction of the North Beach Pavilion.

Chair Robb asked if CRA funds can be used to assist in a public-private partnership.

Ms. Mory replied yes. The CRA can add a line item, aid to private entities for public-private partnerships.

Vice Chair Rosenzweig asked if the North Beach Pavilion project can be started as a structured project or does it have to be done all at once.

Ms. Mory replied that the permitting process for the project will be extremely lengthy, as the project is being done in a coastal construction zone; therefore, it will give the Board more time to decide on whether to allocate funds for it.

Ms. Battle asked what the cost would be for park rangers as opposed to adding additional community policing.

Chief Robert Schnakenberg, BSO District X, replied that a BSO Deputy is \$40.00/hour.

Burgess Hanson, City Manager, said a park ranger would be less expensive; however, park rangers have no authority whatsoever to arrest, issue tickets, etc. Further, he said CRA's goal was to have law enforcement officer's patrol the CRA areas.

Ms. Battle said she has no problem with that; however, with discussion involving sunsetting the CRA, the City has to consider maintaining a police officer presence at Sullivan Park. Further, she asked if there was ever a decision on doing something with the Chamber of Commerce building.

Ms. Mory replied that the Chamber of Commerce is on the master real estate plan for acquisition; therefore, it is a fundable acquisition under the CRA plan. After the completion of Sullivan Park, the CRA will have money left over in the bond and that money can be spent on right-of-way improvements and park improvements; therefore, if the use of the Chamber of Commerce is incorporated into Sullivan Park, Staff may be able to convince bond counsel to use the remainder of the bond funds on the building.

PUBLIC INPUT

Elinda Kiss, 1627 Riverview Road, Deerfield Beach, said the fence and landscape is not

PUBLIC INPUT - CONTINUED

complete at Sullivan Park and suggested using the remainder of the CRA money to beautify the remainder of the road.

Kris Mory, CRA Director, said the Hillsboro Landings 2 HOA President signed the proposal to install the security fence.

Ms. Kiss asked if the CRA will be paying for the fence.

Ms. Mory replied no, as the Hillsboro Landing property is outside of the CRA, whereby CRA funds can only be spent within the CRA district. Further, Ms. Mory explained that if any incidental damage from construction is done to the property they will fix it; however, she reiterated that CRA cannot pay for capital improvements to private property that is outside of the CRA.

Thereafter, discussion pursued regarding the boundary lines of the CRA district.

Melvin Nass, 3081 Oakridge U, Deerfield Beach, asked for an update on the Visitor's Center. He said he would like to volunteer and help find people to staff the Center. Further, Mr. Nass said the only expense would be running the air conditioner and lighting. Lastly, he asked if the Visitor's Center has been budgeted into CRA's current or future budget.

Ms. Mory stated that the pier facility was transitioned from the CRA to the City in 2012, and since then the CRA has not spent any additional money on the building.

Mr. Ganz said he has previously mentioned getting city ambassadors to volunteer at the beach.

Kara Petty, Parks and Recreation Director, said staff is in the process of creating the volunteer policies, as well as looking into the liability issues. She explained that there are currently two (2) issues, 1) the position that would oversee the center is currently vacant and 2) there is glass missing on the building due to an accident involving a car running into the building.

Mr. Nass said the glass has been replaced.

Burgess Hanson, City Manager, said staff would like to partner with the Greater Deerfield Beach Chamber of Commerce for the Visitor's Center. He stated that his biggest fear is opening the Center and not having a volunteer show up, creating a setback. Further, Mr. Hanson said if the City is going to be staffing the Center, he wants to make sure it is appropriately staffed.

Mr. Miller said should the center have to close one (1) night due to staffing, it wouldn't have that much of an affect as long as it is not closed every night for the same reason. Further, he suggested that testing be done prior to getting volunteers, as the volunteers should be able to direct people properly.

Mr. Nass said he has been a resident in Deerfield Beach for 12 years and has a background in tourism and volunteered to fill the position tomorrow.

PUBLIC INPUT - CONTINUED

Vice Chair Rosenzweig said it should be a partnership with the Chamber to have a training program for ambassadors.

Mike O'Leary, Blue Waters, commended the Board and Staff for a job well done at Sullivan Park. He stated that since the Park has come together they have had an unbelievable response from commercial individuals. Further, Mr. O'Leary provided an update on the Blue Waters project; he said they are moving towards putting a deal together for the hotel, they have two (2) restaurant groups that would be an asset to the community and the dock is moving forward as well. Moreover, he advised that he and a couple of his partners are interested in the area at 245 N. Ocean Drive. Lastly, he said the North Beach Pavilion project is an excellent idea and hopes the Board decides to move forward with it, as well as the entrance way to the beach with those properties.

Mr. Hanson said the salary range for a park ranger is \$33,994-\$52,000, based on the pay and class study which is significantly lower than a police officer; whereby, rangers, whether two (2) part-time or two (2) full-time, would cover the parks seven (7) days a week. He explained that they would not approach anyone, but could call BSO if necessary.

Chair Robb closed the public input session.

GENERAL ITEMS - CONTINUED

5. Presentation regarding the proposed FY17 CRA Budget and discussion regarding budget priorities

Ms. Mory asked for clarification on allocating the \$1.8 million.

Mr. Miller suggested putting the North Beach Pavilion back on the Board's agenda, as a private individual may be willing to assist.

In response to Chair Robb's question, Ms. Mory replied that the cost of the reconstruction of the North Beach Pavilion is \$1.9 million.

Mr. Ganz spoke in support of moving forward with the North Beach Pavilion, as it would be a nice completion to the work already done on the beach.

Ms. Mory recommended that the Board direct staff to put some money into the aid to private entities line item so it will be in the approved budget for this year; therefore, there will be money for the North Beach Pavilion and the acquisition of those properties. Further, she advised that the North Beach Pavilion will not be fully funded, as staff will not be in the position to sign a construction contract for FY17.

Mr. Ganz clarified that if there is a gap we will be able to fill it with next year's budget, as that was done this year with the carrying over of capital projects.

Ms. Mory replied correct.

There was a brief discussion regarding funding reserves and moving forward with the Pavilion.

GENERAL ITEMS - CONTINUED

Mr. Hanson said he and Mr. Maurodis will be asking for the bond counsel's opinion regarding the money left over from the CRA bond, as the Board can potentially use that to acquire other types of property, i.e. the properties on A1A and Hillsboro.

Motion was made by Mr. Miller and seconded by Vice Chair Rosenzweig to move forward with the North Beach Pavilion and keep \$500,000 reserved for the purchases of the hotel properties on Hillsboro and A1A. Voice Vote:

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

Nays: 0

BOARD/ADMINISTRATION COMMENTS

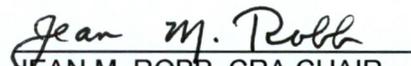
Kris Mory, CRA Director, said the State of Florida has amended Chapter 189 that governs special districts; whereby, effective October 1st, the CRA meeting agenda will be published seven (7) days prior to the meeting.

Chair Robb announced that she will be having a Talk to the Mayor session on Tuesday, August 16th at 7:00 p.m. in the City Hall Commission Chambers.

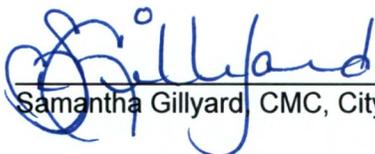
Mr. Ganz announced that he will be having a District 4 Meeting on Monday, August 15th at 7:00 p.m. at Constitution Park.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:31 p.m.


JEAN M. ROBB, CRA CHAIR

ATTEST:


Samantha Gillyard, CMC, City Clerk