

**TOWN OF DAVIE  
GOVERNOR LEROY COLLINS FARM PARK WORKSHOP  
DECEMBER 7, 2016**

**1. PLEDGE OF ALLEGIANCE**

The meeting was called to order at 4:04 p.m. and was followed by the Pledge of Allegiance.

**2. ROLL CALL**

Present at the meeting were Mayor Paul, Vice-Mayor Luis and Councilmembers Caletka, Hattan and Starkey. Also present were Town Administrator Lemack, Assistant Town Administrator Lewis, Assistant Town Administrator Holste, Town Attorney Rayson and Town Clerk Roig recording the meeting.

**3. GOVERNOR LEROY COLLINS FARM PARK WORKSHOP**

Mr. Lemack said Council had requested new options for the future administration of the park. He provided a brief history of the property and its existing structure. Mr. Lemack explained that the buildout was anticipated to cost \$6 million and fundraising, sale of the Expansion Property and the Town's commitment totaled \$3.7 million. Grant opportunities were available, but most required a contribution or match. The Town's current commitment met the match requirements but a change to the current structure was required. They could apply for a \$500,000 Broward County grant, but this required the Town to have \$1 million match. There was also a \$200,000 FRDAP grant opportunity that required a \$200,000 match. The Town's \$3.7 million contribution required them to re-examine their relations with the Friends of the Davie Farm Park (FDFP), Project Stable and the Farm Bureau. The Town had already hired an architect to design the initial phase to facilitate the grant applications.

Mr. Lemack described three management options:

Foundation Concept:

Foundation assumes authority over all administration

The Town would cover utilities and capital expenses

Grant eligibility would be broader than the Town's

Requires approval of the grantors: Florida Communities' Trust and Broward County

Town Operated:

Town would assume all operations expenses

Costs for staff: \$500,000

Costs for operations and capital: \$300,000

Requires approval of the grantors: Florida Communities' Trust and Broward County

Management Agreement:

Vendor assumes responsibility for administration

Town would receive a rent payment for facility operations

Town would have limited grant opportunities

Requires approval of the grantors: Florida Communities' Trust and Broward County

(greater challenge to obtain those approvals)

Mr. Lemack stated the FDFP had voted to transition their organization into a foundation via their 501(c)(3). They had also voted to retain board responsibilities until the foundation was created. The FDFP agreed to work with Town staff to submit to Council: the articles of incorporation and the bylaws of the foundation and a proposed budget for the facility operation and management. Council would then accept the foundation and approve the board of trustees. Mr. Lemack would assign a Town staff liaison to the FDFP board and the FDFP would continue fundraising. Donations would be transferred to the Town for transparency and accountability and given back to the foundation once it was formed.

If Council wished the Town to operate the park, Mr. Lemack would draft a budget and he would recommended the FDFP act as an advisory board.

If Council desired a management agreement, Mr. Lemack would prepare an rfp and they would determine the future roles of the FDFP, Project Stable and the Farm Bureau. The Town would still be responsible to build out the park.

Mr. Lemack had met with the FDFP board when they voted to form the foundation and turn over the donations to the Town. He had also attended the Open Space Recreation Advisory Committee meeting and they had approved the transition to a foundation by a 6-1 vote. He also intended to attend the Agricultural and Environmental Advisory Committee meeting in January.

Mr. Lemack’s recommendation was to consider the foundation concept, utilizing the FDFP. Staff would work with the FDFP to bring recommendations to Council for approvals regarding: the foundation documents, the board of trustees, a proposed budget and the proposed design.

Mr. Lemack requested Council’s preference and said he would draft a resolution pursuant to that option. The resolution would allow the Town to participate in the development, potential operation and capital support of the park and terminate the prior MOUs with FDFP, Project Stable and the Farm Bureau.

Mr. Lemack presented a timeline, which culminated in a grand opening in January 2019.

Councilmember Starkey asked if Mr. Lemack had been in contact with the Community Trust and Mr. Lemack said he would make a presentation to the Community Trust if Council requested. Councilmember Starkey asked how the FDFP Foundation would raise funds and Mr. Lemack replied that since the Farm Park was still conceptual, grant opportunities “don’t invest in visions.” Mayor Paul remarked that, “once you start going vertical and people see that it’s actually going to happen, you’re going to get a lot of people clamoring to want to have those naming rights for those buildings.”

Councilmember Caletka, Mayor Paul, Councilmember Starkey and Councilmember Hattan supported option 1: the Foundation Concept. Vice-Mayor Luis said he would have liked additional time to consider the options, including an option he had been developing. He stated he would favor taking more money out of reserves to complete the project sooner.

Council gave direction to pursue option 1: the Foundation Concept.

**4. ADJOURNMENT**

There being no further business to discuss and no objections, the meeting was adjourned at 4:35 p.m.

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor/Councilmember

\_\_\_\_\_  
Town Clerk