

**TOWN OF DAVIE
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES
NOVEMBER 4, 2015**

1. PLEDGE OF ALLEGIANCE

The meeting was called to order at 5:31 p.m. and was followed by the Pledge of Allegiance.

2. ROLL CALL

Present at the meeting were Chair Paul, Vice Chair Luis and Board Members Caletka, Hattan and Starkey. Also present were Town Administrator Richard J. Lemack, Deputy Town Administrator Macciano Lewis, Community Development Director Giovanni Moss, CRA Board Attorney John Rayson and Town Clerk, Evelyn Roig recording the meeting.

3. PRESENTATIONS

3.1 FINAL TECHNICAL ADVISORY PANEL REPORT PRESENTATION BY THE URBAN LAND INSTITUTE SOUTHEAST FLORIDA/CARIBBEAN DISTRICT COUNCIL.

Erick Swanson, ULI-TAP Chairman provided a brief power point presentation and showed renderings of what possible developments could look like. Mr. Swanson recommended the following:

- Highest and best uses for the 3-acre parcel: 3-5 story commercial mixed use buildings with destination dining and retail on ground floor and residential or office above.
- Town Hall should remain at the current site; some departments in the complex could be moved off-site to free up space for new and improved Council Chambers; the rodeo arena should be expanded and used for as many events as possible.
- Consolidate and create shared parking areas to the rear of commercial properties on the west side of Davie Road; incorporate on-street parking in the town center; consider on-street parking on Davie Road during off-peak hours; formalize parking on the southern part of the rodeo grounds; require development on the CRA to help pay for the parking facility in exchange for parking spaces.
- Double down on the western theme for branding.
- Expand the three-acre parcel owned by the Davie CRA by acquiring the land to the west.

Incentives to attract businesses:

- Sell the corner site and use proceeds to create new parking facility on Huck Liles property.
- Consolidate leases for Town Hall complex and provide a long term lease.
- Utilize tax increment money and/or Town funds to create the public parking and improve the arena lawn.
- Create an iconic gateway feature at the entrance to the rodeo grounds.
- Acquire three to four parcels on Davie Road.
- Explore new market tax credits and use the tourist development tax to fund arena improvements.

Mr. Swanson described the elements of a successful P3:

- Create the public vision.
- Explain the bid process.
- Administration preparation is critical.
- Consider different funding options.
- Manage expectations.

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Mr. Swanson stated there was no single answer. They were suggesting three different options:

- 1) The Dover Kohl and Partners plan.
- 2) The ULI Teppes Scenario.
- 3) Maxing out the rodeo.

Mr. Swanson stated there were three keys to success:

- Clear public policy direction.
- Multi-year determined action plan based on the tested data.
- Empower the CRA to implement the plan.

Board Member Starkey felt if they could get this done it would kick start the entire corridor.

4. APPROVAL OF MINUTES

Minutes

4.1 OCTOBER 7, 2015 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Board Member Starkey made a motion, seconded by Board Member Hattan to approve. In a voice vote, with Board Member Caletka out of the room, all voted in favor. (Motion carried 4-0)

5. ACTION ITEMS

Resolutions

5.3. A RESOLUTION OF THE DAVIE COMMUNITY REDEVELOPMENT AGENCY ACCEPTING AND APPROVING THE REPORT FROM THE URBAN LAND INSTITUTE TECHNICAL ASSISTANCE PANEL WORKSHOP HELD ON AUGUST 6 & 7, 2015 REGARDING THE CREATION OF A DOWNTOWN CENTERPIECE; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Board Member Hattan made a motion, seconded by Board Member Starkey to accept and approve the report. In a voice vote, all voted in favor. (Motion carried 5-0)

5.4 A RESOLUTION OF THE DAVIE COMMUNITY REDEVELOPMENT AGENCY APPROVING A SPONSORSHIP TO THE DAVIE POLICE MEMORIAL FOUNDATION AND THE DAVIE POLICE ATHLETIC LEAGUE IN THE AMOUNT OF \$5,000 FOR THE 2016 DAVIE ROAD RACE AND MAYOR'S MILE CHALLENGE; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Board Member Hattan made a motion, seconded by Board Member Starkey to approve. In a voice vote, all voted in favor. (Motion carried 5-0)

5.5 A RESOLUTION OF THE DAVIE COMMUNITY REDEVELOPMENT AGENCY APPROVING BID SPECIFICATIONS FOR THE EASTSIDE INFRASTRUCTURE PROJECT PHASE II; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Vice Chair Luis made a motion, seconded by Board Member Starkey to approve. In a voice vote, all voted in favor. (Motion carried 5-0)

5.6 A RESOLUTION OF THE DAVIE COMMUNITY REDEVELOPMENT AGENCY APPROVING B-15-139 TO EDJ SERVICE LLC. FOR LAWN MAINTENANCE & ALLIED SERVICES FOR MAINTENANCE OF DAVIE ROAD IN THE AMOUNT OF \$23,192.82, AND THE EASTSIDE PARKING LOT IN THE AMOUNT OF \$1,255.54; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Board Member Starkey made a motion, seconded by Vice Chair Luis to approve. In a voice vote, all voted in favor. (Motion carried 5-0)

5.7 A RESOLUTION OF THE DAVIE COMMUNITY REDEVELOPMENT AGENCY APPROVING B-15-139 TO PAN AMERICAN LANDSCAPING, LLC. FOR LAWN MAINTENANCE & ALLIED SERVICES FOR MAINTENANCE AT THE CHAMBER OF COMMERCE IN THE AMOUNT OF \$5,579.60 AND CRA OWNED LOTS LOCATED AT THE CORNER OF DAVIE ROAD AND ORANGE DRIVE (\$1,950.00), DAVIE ROAD AND SW 41 STREET (\$520.00) AND THE CRA OWNED LOT LOCATED ON SW 63RD AVENUE AND SW 42ND STREET (\$520.00) IN THE AMOUNT OF \$2,990.00; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Board Member Hattan made a motion, seconded by Board Member Starkey to approve. In a voice vote, all voted in favor. (Motion carried 5-0)

5.8 A RESOLUTION OF THE DAVIE COMMUNITY REDEVELOPMENT AGENCY APPROVING RE-BID 16-12 TO EDJ SERVICE LLC. FOR LAWN MAINTENANCE & ALLIED SERVICES FOR MAINTENANCE OF THE SW 41 PLACE AND SW 41 STREET PARKING LOTS IN THE AMOUNT OF \$6,612.00; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Board Member Starkey made a motion, seconded by Vice Chair Luis to approve. In a voice vote, all voted in favor. (Motion carried 5-0)

6. REPORT ITEMS

- Mr. Moss informed the CRA Board that the Florida Council of Public Private Partnerships would make a presentation at the December 2 CRA Board meeting.
- Board Member Hattan had heard great things from children who attended the PAL summer program.
- Board Member Starkey referred to the Police report that indicated problems at Wendy's and asked for suggestions. Police Chief Patrick Lynn said they had increased patrols downtown and he felt that would make a difference.
- Mr. Moss reminded everyone that the Southeastern Circuit Finals Rodeo, a CRA sponsored event, would be held on November 12, 13 and 14.

7. COMMENTS AND/OR SUGGESTIONS - NONE

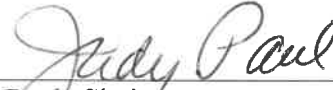
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8. ADJOURNMENT

There being no further business to discuss and no objections, the meeting was adjourned at 6:14 p.m.

December 2, 2015

Date



Judy Paul, Chair
Davie Community Redevelopment Agency



Cheryl L. Ellett, CRA Board Secretary

APPROVED THIS 2ND DAY OF DECEMBER, 2015.