

MINUTES OF MEETING
CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
WEDNESDAY, AUGUST 4, 2010 – 6:00 P.M.

1. Call to Order/Roll Call

Chairman McElyea called to meeting to order at 6:00 p.m.

Present:

Chairman:	C.K. "Mac" McElyea
Vice-Chairman:	Anne Castro
Board Members:	Bob Anton Walter Duke Bobbie Grace
CRA Executive Director:	Jeremy Earle
City Attorney:	Thomas Ansbro
CRA Secretary:	Louise Stilson

2. Approval of Minutes

Board Member Grace motioned to approve the minutes of June 17, 2010; seconded by Board Member Anton. The motion carried on the following 5-0 Roll Call vote:

Board Member Anton	Yes	Vice-Chairman Castro	Yes
Board Member Duke	Yes	Chairman McElyea	Yes
Board Member Grace	Yes		

3. CRA Updates

Jeremy Earle, CRA Executive Director, referred to the Change Order approved at the July 28, 2010 Special Commission meeting, to include a security system to the parking garage project for the "not to exceed" amount of \$143,000.00. He advised that Downtown Dania Beach Development, LLC, agreed to use Aware Digital for the installation of the security system and that the final agreed amount as of today is \$140,000.00. Director Earle requested approval of the Change Order.

Board Member Duke motioned to approve the Change Order for the City of Dania Beach Parking Structure for the purchase and installation of a security system; seconded by Vice-Chairman Castro. The motion carried unanimously.

Director Earle noted that Kimley Horn and Associates is required to attend extra meetings for the adoption of the One Code, and the bridge projects with the Metropolitan Planning Organization (MPO). He indicated that additional funding is required for both items in the amount of

\$3,200.00 and \$5,200.00 respectively. Director Earle clarified that funds are available in the CRA budget to cover the referenced costs.

Vice-Chairman Castro motioned to approve Amendment #1 and Amendment #2 to the Kimley-Horn and Associates Agreement for additional services for the Comprehensive Parking Management Program and the Implementation Plan for Dania Beach Bridge Projects; seconded by Board Member Grace. The motion carried unanimously.

Director Earle advised that he submitted the gate arm system proposal and the additional constructed parking spaces to Broward County, and they have agreed to pay for these items. He noted that a revised Interlocal Agreement (ILA) will be presented to the Commission and the CRA Board for consideration. Director Earle said that in about a month or so we should be receiving a check upwards of \$2.9M.

Vice-Chairman Castro commended CRA Director Earle, Public Services Director Orlando and Community Development Director Daniels, for their efforts to get the maximum amount for the County's portion of our \$3M bond. She asked Director Earle to discuss this issue with Finance Director Bates to see what would be the impact on the budget.

Director Earle noted that a Change Order for the roundabout area will come before the Board in a couple of months. He indicated we are working on the bid packet for the gate arm system.

Director Earle advised that the hotel project will be on the Broward County agenda for the August 10th meeting. He noted that Dania Beach would receive the largest amount of recovery bond money in Broward County.

4. CRA Marketing Contracts

Jeremy Earle, CRA Executive Director, noted the ranking of the firms was accepted at the February 3, 2010 CRA Board meeting. The contracts with the top four firms are ready for approval. Director Earle explained that the marketing firms can be engaged for specific tasks on an "as needed" basis.

Board Member Duke motioned to approve the Agreements for Marketing Consulting Services with C. Pumpian PR, S. Mark Graphics, Seitz, Inc., and Wilesmith Advertising/Design, Inc.; seconded by Vice-Chairman Castro. The motion carried unanimously.

5. US-1 Landscaping Update

Jeremy Earle, CRA Executive Director, noted that that IBI Group is currently in discussion with the Florida Department of Transportation (FDOT) to finalize the construction documents. He advised that once the documents are finalized, we should be able to advertise the project and begin Phase I by the end of the year.

Rick Durr, IBI Group, noted we have received all comments from FDOT and the good news is that they are again behind the project. He advised that to date we have addressed all their questions and concerns. Mr. Durr indicated that the project should be ready to go out to bid soon.

Board Member Grace questioned if the project will be done in two phases.

Director Earle noted that we directed the consultant to plan this project in two phases due to cost. He advised that he thinks we have approximately \$500,000.00 in the Tree Preservation Fund. Director Earle indicated that Phase I is approximately \$450,000.00; however, the Tree Preservation Fund does not have enough funds for the entire project. He stated that it would be the City Commission and the CRA Board's decision as to whether or not to proceed with the entire project.

6. Draft CRA Strategic Finance Plan

Jeremy Earle, CRA Executive Director, stated he has fulfilled his promise to the Board that the CRA Plan would never be a plan that stayed on a shelf. He noted that a key part of the success of our implementation strategy, to date, is the adherence to the Strategic Finance Plan (SFP) that the Board approved last September. The SFP is a thorough guide book of where we will use our dollars over the next five years. Director Earle indicated that when a City TIF is approved for the CRA, the SFP would be one of the documents that will be reviewed by a bank before we receive any funding in order to facilitate our redevelopment efforts, and our CRA mandate per F.S. 163. He clarified that this is a draft document to receive feedback from the Board.

Kim Briesemeister, MetroStrategies, presented a PowerPoint overview of the 5-Year Financing and Implementation Plan, which is attached to and incorporated into these minutes. She recommended that the Board consider whether or not to fund the CRA according to the funding it would receive if it were an actual TIF CRA.

Board Member Anton confirmed with Ms. Briesemeister that the bond funding could not be used to cover the operating costs.

Ms. Briesemeister responded for Board Member Grace that the amount that the CRA wants to invest in festivals and activities would depend on the Agency's priorities. She remarked that special events would draw people's attention to our City. Ms. Briesemeister also noted that there should be a lot of collaboration as Director Earle expands his outreach to existing businesses.

Vice-Chairman Castro noted that the City would eventually again try to see if the County would come up with a TIF or a modified TIF for our CRA. She asked if we would have to provide information to the County that we were funding the TIF.

Ms. Briesemeister responded that the County would be looking for a formula demonstrating that the City is committed to operate as a bona fide agency.

Board Member Grace confirmed with Ms. Briesemeister that if the millage rate moves up or down, the numbers on the plan would need to be adjusted.

Director Earle asked for direction.

Vice-Chairman Castro noted that the discussion needs to be in context with the budget. She asked Director Earle to wait until the budget process is complete and the Board will then be in a position to determine the course of action.

Board Member Anton noted that he would like to combine the Economic Development position requested by the CRA, with the Community Development Department, so that not all funding is derived from the CRA. He indicated that the millage rate will probably go lower and we need to find other funding sources. Board Member Anton suggested Director Earle discuss this issue with Director Daniels and City Manager Baldwin and bring back a recommendation.

Ms. Briesemeister noted that this is a fluid budget and funds can be moved during the course of the year.

7. Adjournment

Chairman McElyea adjourned the meeting at 6:40 p.m.

ATTEST:



LOUISE STILSON, CMC
CRA SECRETARY

COMMUNITY REDEVELOPMENT
AGENCY



C. K. MCELYEA *Anne Castro*
CHAIRMAN - CRA *Vice-Chairman - CRA*
 for Chair McElyea

Approved: September 1, 2010

