

MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, JANUARY 22, 2019 – 5:30 P.M.

1. Call to Order/Roll Call

Chair Lewellen called the meeting to order at 5:30 p.m.

Present:

Chair:	Lori Lewellen
Vice-Chair:	Lauren Odman
Board Members:	Chickie Brandimarte
	Bill Harris
	Tamara James
Executive Director:	Rickelle Williams
City Attorney:	Thomas Ansbro
CRA Secretary:	Thomas Schneider

2. Citizen Comments

There were no comments at this meeting.

3. Administrative Reports

Director Williams reviewed the memo and backup she distributed to the Board, which is attached to and incorporated into these minutes.

The Board agreed to change the October 8, 2019 CRA Board meeting to Monday, October 7, 2019 due to the Yom Kippur holiday.

Director Williams presented entrance sign options, which are attached to and incorporated into these minutes.

Discussion ensued and the Board agreed to proceed with the art deco sign (angled).

Board Member James noted she attended the kick-off meeting last week for the City Center redevelopment, and she will continue to attend future meetings.

Board Member Brandimarte said Board Member James can attend and report back to the Board.

Discussion ensued regarding Board Member attendance at the meetings.

Director Williams said the initial thought on the process moving forward was to finalize the RFP document and then schedule one-on-one meetings with the Board Members.

Chair Lewellen felt it would be better to hold individual meetings with Board Members.

Director Williams addressed the memo regarding Gangrel's Wrestling Asylum participating in the Arts & Seafood Celebration.

Vice-Chair Odman asked what the total price would be to include them in the celebration.

Director Williams responded the total cost to facilitate the event would be \$9,193.00.

Board Member Brandimarte felt Gangrel's should get a spot by the tennis courts and not by the band.

Board Member James recalled in the past the Board cut certain things out of the celebration to cut our costs. She questioned including Gangrel's, especially when it would not be special needs children performing. She supports the wrestling school, but not for the Arts & Seafood Celebration.

Vice-Chair Odman felt Gangrel's has become very good community partners; however, it may be better to wait until next year to work them into the budget appropriately. She wants to do this the right way, not a pared down presence.

Chair Lewellen noted Gangrel's has become very involved and she would like to see us do something with them. She asked about the celebration's cost to the City last year.

Director Williams responded last year's net operating cost was about \$60,000.00; we put out \$120,000.00. This year we are seeking to generate \$80,000.00 in revenue to offset the \$120-\$130,000.00 we are spending, to have a final net operating cost of \$40,000.00.

Chair Lewellen noted Gangrel's had a booth last year to sign people up and she questioned whether there is something more we could allow them to do with the booth, as opposed to actually doing a show, such as a sound system or video capacity to show matches in order to help them to promote. They should have that opportunity because they are doing a lot for the City. We do not necessarily need to do it free of charge, but perhaps give them a discounted rate.

Director Williams said she would look at our options and report back to the Board relative to something that is lower level and on a smaller scale.

The Board agreed they would like Gangrel's involved with the celebration and that we should give them a discounted, enhanced booth.

Board Member Harris asked if we could get re-quotes on some of the items listed in the memo, like security and parking attendants, to cut some of the costs.

Director Williams noted these quotes are based on current contracts and on what we think will be the added attendance.

Board Member James felt that whenever we incorporate Gangrel's, a better location would be in the Casino parking lot. When we do this, we will have more organizations approach us to add services to the celebration and we will have to give them the same treatment we give Gangrel's.

Chair Lewellen felt we would have to look at everybody on a case-by-case basis.

Board Member Brandimarte felt Gangrel's would add excitement to the celebration.

Board Member Harris motioned to accept Gangrel's proposal and direct Director Williams to pare it down to reduce the cost; seconded by Board Member Brandimarte. The motion failed on the following 2-3 Roll Call vote:

Board Member Brandimarte	Yes	Vice-Chair Odman	No
Board Member Harris	Yes	Chair Lewellen	No
Board Member James	No		

3.1 2019 Arts and Seafood Celebration - Status Report

3.2 Homebuyer Education Course Schedule

3.3 3rd Annual Business Luncheon

Director Williams reviewed the flyer included in the agenda packet.

3.4 PATCH Annual Event Calendar

4. Presentations

There were no presentations at this meeting.

5. Consent Agenda

5.1 Minutes:

Approve Minutes of the December 11, 2018 CRA Board Meeting

5.2 Travel Requests:

Request from DeAndrae Spradley, Economic Development Manager, to attend the Florida Redevelopment Association (FRA) Training - Operations & Capacity Building in Orlando, Florida, on February 21-23, 2019 (Estimated cost \$1,083.34)

Request from Kisha Payen, CRA Coordinator, to attend the Florida Redevelopment Association (FRA) Training - Operations & Capacity Building in Orlando, Florida, on February 21-23, 2019 (Estimated cost \$1,074.07)

Board Member James motioned to approve the Consent Agenda; seconded by Board Member Harris. The motion carried unanimously.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 Housing Development Proposals

Director Williams reviewed the information included in the agenda packet. There was one proposal received, which was from Affordable Housing Development Solutions. They would like to develop homes in Dania Beach in partnership with Decota Construction, and anticipate sharing profits with the CRA at \$20,000.00 per home.

Board Member Brandimarte questioned only one firm submitting a proposal and how we advertised.

Director Williams explained there were other firms interested, but they could not meet the price points or financial capacity or they need a longer lead time.

Board Member James noted she had spoken to a few of the developers that were interested; they felt the only way they could make it profitable would be if they were given the lots for free. Decota giving us back \$20,000.00 for each property means that we are going to get our money back from down payment assistance.

Chair Lewellen said she is concerned there was only one firm that submitted a proposal, and asked if the photographs in the agenda packet are other properties Affordable Housing Development Solutions has built.

Director Williams responded yes, and spoke about viewing their most recent homes in South Miami, as well as the properties listed by Decota Construction.

Chair Lewellen asked if anyone has looked at the oldest homes they have built and how they have held up.

Director Williams responded that earlier on in this process she observed the exteriors of the older homes and saw standard wear and tear.

Chair Lewellen said with only one developer willing to do this, and at a lower price than what was initially discussed, she is very concerned about the quality of the homes and that they may not be quality products at the end of 10 years. She questioned doing the project one home at a time.

Director Williams explained how this would deter developers from being interested.

Chair Lewellen asked if there was anything we could do to increase the number of developers interested in this.

Director Williams said perhaps if we extended the projected timeline there would be more interest. Her hesitation is that we have already generated public interest for the six homes and people are already invested in the process and timeline of the homes being completed by summer of this year.

Chair Lewellen questioned how much of a time extension would be needed to generate more developer interest.

Director Williams responded most developers, especially the higher capacity ones, want to have something in place for at least nine months, which would be within the calendar year but not the fiscal year.

Chair Lewellen repeated her concern about there only being one proposal.

Vice-Chair Odman said Mr. Decota is a humanitarian spirit. She would like to have seen more proposals, but does not have the same concern. She asked if it would be possible to put this back out for 30 days and if there are no more proposals, we move forward with the one proposal we received.

Director Williams responded this is possible; she noted other developers did not want to share any of the revenue with the CRA.

Board Member Brandimarte said that only advertising in the Sun Sentinel is not enough; we need other advertising. She is uncomfortable with one builder ending up with all of the lots.

Chair Lewellen asked if we have been in touch with Habitat for Humanity or HUD.

Director Williams said Habitat for Humanity needs a longer lead time to raise money for the six parcels. We are now talking to them about the five parcels. She noted they sell the homes for their appraised value, which is of concern to her because this is an affordable housing project and we are trying to get people into homes affordably.

Chair Lewellen agreed we should put this out for another 30 or 45 days, but at the same time, perhaps look at some of these other organizations that do this sort of thing to come up with another solution if we do not get any other developers who are interested.

Board Member Harris said it is a situation where the more we look, the more we will find because there are so many other organizations out there. He agreed we should put it out again and advertise in trade publications and the tri-county newspapers.

Board Member James agreed to the idea of putting it back out, with the understanding a lot of these organizations do not have the funding and need a specific amount of time to fund raise the money. Broward County does not have any money nor a trust fund established yet; funding from Washington takes years. We have to be realistic about what price we are going to put on these houses; otherwise, they will set vacant.

Board Member James motioned to go back out for 30 days for other proposers, with additional advertising, and if a sensible proposal is not received, proceed with the single proposal received; seconded by Board Member Harris. The motion carried on the following 5-0 Roll Call vote:

Board Member Brandimarte	Yes	Vice-Chair Odman	Yes
Board Member Harris	Yes	Chair Lewellen	Yes
Board Member James	Yes		

8. Board Member Comments

Board Member Harris noted regarding housing development proposals, there might be someone out there who has something better that we have not thought about yet.

9. Information Items

There were no items on this agenda.

10. Adjournment

Chair Lewellen adjourned the meeting at 6:40 p.m.

ATTEST:


THOMAS SCHNEIDER, CMC
CRA SECRETARY

COMMUNITY REDEVELOPMENT
AGENCY


LORI LEWELLEN
CHAIR – CRA

Approved: February 12, 2019

Minutes of Regular Meeting
Dania Beach Community Redevelopment Agency
Tuesday, January 22, 2019 – 5:30 p.m.



#3
100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

tel (954) 924-6801
fax (954) 921-2604
www.DaniaBeachCRA.org

To: Chair, Vice Chair and Board of Directors

From: Rickelle Williams, Executive Director

Date: January 22, 2019

Re: Administrative Report

1. Proposed Meeting Date Change – October 8th to October 7th

The City Commission has moved the October 8th City Commission meeting to October 7th due to Yom Kippur. As a result, the CRA would also like to move the October 8th CRA Board meeting to October 7th.

2. Broward Redevelopment Program Grant – Trion Project

The CRA has been recommended for a BRP grant for One Million Dollars (\$1,000,000.00). Broward County staff will develop grant award agenda item for consideration at a February 2019 Broward County Commission Meeting. Once approved, County staff will then draft an Interlocal Agreement for approval by the County and CRA to be completed shortly thereafter.

3. Re-Branding Initiative Updates

- Water Tank Painting – The project has undergone final inspection. We are awaiting warranty documents and then full and final payment will be made.
- Signage – City Hall and Public Services exterior signs are being fabricated. Work Order for Park and Neighborhood monument sign options are forthcoming. Please see attached draft signs.
- Entranceway sign options (other than airport sign) to be discussed (see attached).
- Advertising – Campaign concept presentation took place on January 18, 2019 with CRA and City staff. Finalized campaign concepts to be presented at February 12, 2019 CRA Board meeting.

4. City Center Redevelopment

- Kick-off meeting with Colliers International took place on January 16, 2019 with CRA and City staff.
- Tour of City Hall, Fire Station and Nyberg-Swanson House took place on January 18, 2019 for the preparation of an office space plan.
- February feature in South Florida Business Journal focused on Public Private Partnerships (P3s).
- Preparations are being made for a March 2019 RFP launch (with CRA Board and City Commission approval).

5. Affordable Housing Trust Fund

- Strategic Planning Group, the vendor completing the Nexus Study, is finalizing the document.
- CRA will then meet with Weiss Serota Helfman Cole & Bierman (land-use outside counsel) and City staff to prepare an Ordinance for first reading in February 2019.

6. Housing Development & First-Time Homebuyer Program

- Variance requests for five parcels approved on January 16, 2019 at Planning & Zoning Board meeting
- City liens to be releases pending Commission approval at January 22, 2019 City Commission meeting
- Permit Dry-Run completed (pre-permitting submittal)
- Architect is now making adjustments based on comments from Building Division.
- Homebuyer Education Certification courses are currently underway. Nine classes remaining.
- February 12th CRA Meeting: Developer Agreement, restrictive covenant, promissory note, mortgage

7. Arts and Seafood Celebration (March 30-31, 2018)

- Special event permit request for January 22, 2019 City Commission meeting
- Gangrel's Wrestling Asylum - To Be Determined

8. Annual Business Luncheon – Thursday, January 24, 2019 from 12:30 – 3:00 PM at the Star Center

- Keynote Speaker: Phil Purcell (Marine Industries Association of South Florida)
- Panelists: James Brewer (Derecktor Shipyard), Captain Ted Morley (Maritime Professional Training) and Captain Gerard Pannell (STAR Center)

9. Upcoming Events

- **PATCH 2nd Saturday's: Vegan Cooking Workshop**
 - February 9th 9:00 AM
- **PATCH 3rd Saturday's: Healthy Hearts Walk**
 - February 16th 9:00 AM – 1:00 PM
- **Dania After Dark/Art in the Hall** 5:00 PM to 10:00 PM
 - Saturday, February 9th
 - Saturday, March 9th
- **Arts and Seafood Celebration**
 - Saturday, March 30th – 11:00-8:00 PM
 - Sunday, March 31st – 11:00-6:00 PM

Scope of Work (Removals)

Don Bell Signs to Remove & Discard:
(6) existing gateway signs, as shown.

Notes:

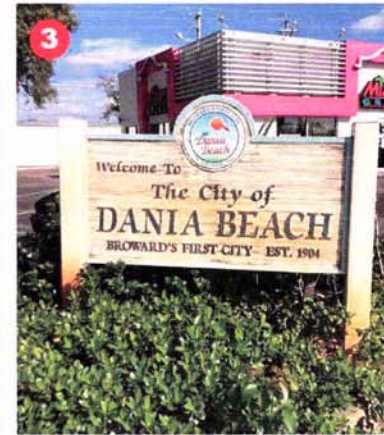
Landscaping by others.



East Dania Beach Blvd. Eastbound before bridge
Cut off at grade.



Northeast of intersection at Sheridan St. & S.E. 5th Ave.
Remove foundation.



Northwest of intersection at Sheridan St.
& US 1
Cut off at grade.



Southwest of intersection at Griffin Rd. & Anglers Ave.
Remove foundation.



Southwest of intersection of SW 46th Ct. &
SW 30th Ave.



Eastbound Griffin Rd. East of
SW 34th Terrace
Cut off at grade.

Note: This design pending engineering.



DESIGN #: 1800594 R1

DATE: 12.12.18

DRAWN BY: M. De Bolt

Revisions / Date / Initials

R1 (12.17.18) MD

ACCOUNT: 1115459 ☐ 120 Volt
US ☐ 277 Volt

SHEET 4

CITY OF DANIA BEACH

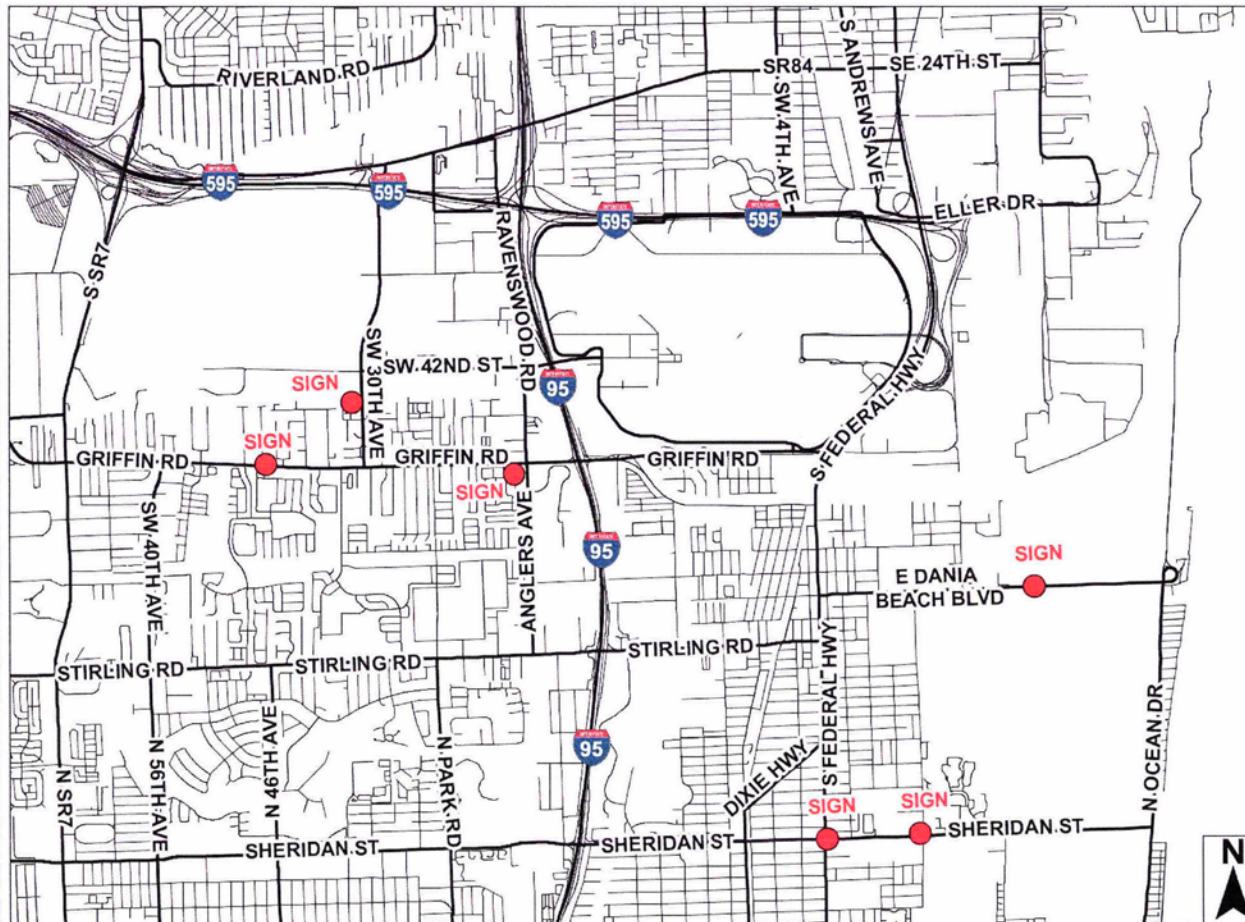
PROJECT: 100 West Dania Beach Blvd.
CITY: Dania Beach, FL
DESIGNER: Lizzie Enwall
SCALE: As Noted
SOFTWARE: Adobe Illustrator CS10
REVISED: 12/12/18

This design (except registered or existing trademarks) is the property of DON BELL SIGNS LLC and shall not be reproduced or copied in whole or in part without the written permission of the above named owner.



365 OAK PLACE
FORT ORANGE, FL 32127
386-788-8084
800-824-0080

City of Dania Beach



Sign Location Map

Note: This design pending engineering.



DANIA BEACH
SEA IT LIVE IT LOVE IT

DESIGN #: **1800594 R1**

DATE: 12.12.18

DRAWN BY: M. De Bolt

Revisions / Date / Initials

R1 (12.17.18) MD

ACCOUNT #115459 ☐ 120 Volt
us ☐ 277 Volt

SHEET 1

CITY OF DANIA BEACH

100 West Dania Beach Blvd.

Dania Beach FL

Izzie Enwall

As Noted

Adobe Illustrator CS10

CUSTOMER APPROVAL DATE

PRIMARY ELECTRIC BY OTHERS.

This design (except registered or existing trademarks) is the property of DON BELL SIGNS LLC and shall not be reproduced or copied in whole or in part without the written permission of the above named owner.



DON BELL
SIGNS LLC

365 OAK PLACE
PORT ORANGE, FL 32127
386-788-8084
800-824-0080

Scope of Work

Don Bell Signs to fabricate & install:
(6) S/F non-illuminated gateway signs,
as shown.

All hardware to be non-corrosive.

Landscaping by others.



Font(s): Saveur Sans



DRAWN BY: M. De Bolt

R1 (12.17.18) MD

 **ACCOUNT**
#115459 ☐ 120 Volt
☐ 277 Volt

SHEET 2

ADDITIONAL

City of Dania Beach

100 West Dania Beach Blvd.

City Dania Beach State FL

Izzie Enwall

SCALE As Noted

PROGRAM Adobe Illustrator CS10

CUSTOMER APPROVAL _____ DATE _____

This design (except registered or existing trademarks) is the property of DON BELL SIGNS LLC and shall not be reproduced or copied in whole or in part without the written permission of the above named owner.



365 OAK PLACE
PORT ORANGE, FL 32127
386-788-8084
800-824-0080



Note: This design pending engineering.

Option 2

Scope of Work

Don Bell Signs to Remove & Discard:
(6) existing gateway signs.

Don Bell Signs to fabricate & install:
(6) S/F non-illuminated gateway signs,
as shown.

Notes:

All hardware to be non-corrosive.

Landscaping by others.



Font(s): Saveur Sans

Note: This design pending engineering.



DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

DESIGN #: 1800594 R1

DATE: 12.12.18

DRAWN BY: M. De Bolt

Revisions / Date / Initials

R1 (12.17.18) MD

ACCOUNT #115459 ☐ 120 Volt
us ☐ 277 Volt

SHEET 3

CITY OF DANIA BEACH

100 West Dania Beach Blvd.

Dania Beach FL

Izzie Enwall

As Noted

Adobe Illustrator CS10

DATE

This design (except registered or existing trademarks) is the property of DON BELL SIGNS LLC and shall not be reproduced or copied in whole or in part without the written permission of the above named owner.



365 OAK PLACE
PORT ORANGE, FL 32127
386-788-8084
800-824-0080



ADVERTISING DISPLAY SYSTEM PURCHASE AGREEMENT

"Customer": Rickelle Williams
City of Dania Beach
100 West Dania Beach Blvd
Dania Beach FL

Project:
Monument Signs

License: Florida ES80000146

Prepared by: Izzie

Date: 01-22-2019

Contract: 1800594

Don Bell Signs, LLC, (the "Company") Will Supply Labor, Materials & Necessary Equipment to Perform the Following for the "Customer":

A. Remove and dispose - Qty. six (6) Existing signs \$1,600.00

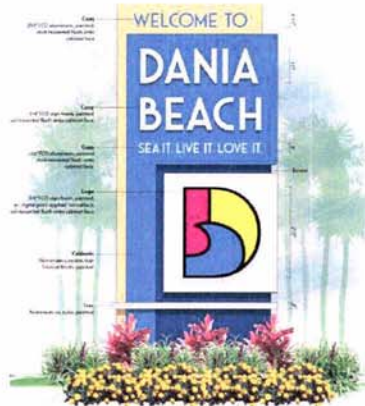


Per Drawing 1800594 R1

Sheet 2 -Option 1
DF Monument sign 4'-3" x 10'
Pricing per each Monument-

Monument/Installation
\$8,985.00
Solar Option
\$3,342.00
Permitting and Engineering
\$1,500.00

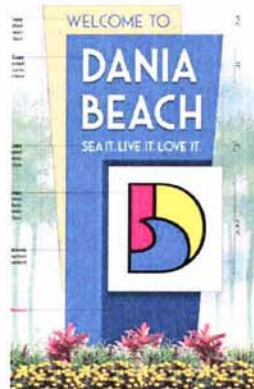
Total \$13,827.00 each



Sheet 3 -Option 2
DF Monument sign 4'-3" x 10'
Pricing per each Monument-

Monument/Installation
\$9,221.00
Solar Option
\$3,342.00
Permitting and Engineering
\$1,500.00

Total \$14,063.00 each





ADVERTISING DISPLAY SYSTEM PURCHASE AGREEMENT

"Customer": City of Dania Beach Project: Monument Signs
Rickelle Williams

License: Florida ES#0000146

Prepared by: Izzie

Date: 01-22-2019

Contract: 1800594

Don Bell Signs, LLC, (the "Company") Will Supply Labor, Materials & Necessary Equipment to Perform the Following for the "Customer":

SALES PRICE: \$ TBD

(One of the following boxes must be checked)

- ☒ The project attaches to and becomes a part of Real Property and is not subject to Florida Sales Tax.
☐ The project is considered Tangible Personal Property and Florida Sales Tax is included in the Sales Price.

Customers outside of Florida are responsible for the payment of applicable sales tax in their appropriate state.

The cost of permits, permit acquisition and engineering fees will be added to the sales price. All changes and/or modifications made to the referenced customer approved prints or scope of work will incur applicable material and labor charges specific to the changes. All overdue invoices shall bear interest at 1.5% per month.

Terms: Down Payment \$ _____ ; Balance due upon completion. Down Payment is non-refundable

This proposal does not include changeable copy letters (unless specified above) or de-energizing of overhead power lines where applicable. Additional foundation costs incurred as a result of abnormal soil conditions; rock, caliche, water intrusion and/or underground obstructions including utilities will be billed additional to the amount of this contract. Should the permit issuing entity revoke or rescind the permit for any reason beyond our control, after the aforementioned display has been built and their action or the action of the CUSTOMER prevents completion of the installation, the CUSTOMER is still obligated to the terms of this contract. **IT IS EXPRESSLY AGREED AND UNDERSTOOD THAT PRIMARY ELECTRIC SERVICE, PHONE LINES, COMMUNICATION LINES AND HOOK UPS ARE THE CUSTOMER'S RESPONSIBILITY. THE CONTRACT BALANCE OF PAYMENT BECOMES DUE AND PAYABLE UPON INSTALLATION OF THE SIGN DISPLAY.** (In the event, however, that electrical and/or phone service is not in place at the time of display installation, a ten(10%) percent retainage may be held by Customer until such service is installed. In no event may such retainage holdback exceed forty five (45) days from date of display installation). **IF THIS CONTRACT INCLUDES AN ELECTRONIC MESSAGE CENTER OR TIME AND TEMPERATURE DISPLAY, CUSTOMER AGREES TO INSTALL, AT CUSTOMER'S EXPENSE, PRIMARY ELECTRICAL SURGE SUPPRESSION AND DISPLAY GROUNDING DEVICES SPECIFIED BY THE COMPANY.**

The Company warrants this display to be free of defects in material and/or workmanship for a period of One (1) year from the installation date. **THERE ARE NO WARRANTIES MADE BY THE COMPANY EXCEPT AS EXPRESSLY SET FORTH HEREIN. WARRANTIES OF MERCHANTABILITY & FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED.** All work will be completed in a workmanlike manner. All agreements are contingent upon strikes, accidents or delays beyond the control of the Company. Our workers are fully covered by workman's compensation insurance.

This Agreement shall be construed and interpreted under and according to the laws of the State of Florida. The parties to this Agreement consent to the exclusive jurisdiction and venue of the courts of the State of Florida in the County of Volusia in connection with any and all actions arising out of this Agreement. In the event that there is any litigation concerning this Agreement, the prevailing party in such litigation shall be entitled to recover its attorney's fees, costs, and expenses incurred in connection with the litigation at trial court, appellate court or bankruptcy court.

This Agreement, along with any exhibits, appendices, addendums, schedules, and amendments hereto, encompasses the entire agreement of the Parties, and supersedes all previous understandings and agreements between the Parties, whether oral or written. The Parties hereby acknowledge and represent, by affixing their hands and seals hereto, that said Parties have not relied on any representation, assertion, guarantee, warranty, collateral contract or other assurance, except those set out in the Agreement, made by or on behalf of any other party or any other person or entity whatsoever, prior to the execution of this Agreement. The Parties hereby waive all rights and remedies, at law or in equity, arising or which may arise as the result of a party's reliance on such representation, assertion, guarantee, warranty, collateral contract or other assurance, provided that nothing herein contained shall be construed as a restriction or limitation of said party's right to remedies associated with the gross negligence, willful misconduct of fraud or any person or party taking place prior to, or contemporaneously with, the execution of this Agreement.

In the event the sign display cannot be installed due to any delay for causes beyond the control of COMPANY or is not installed due to CUSTOMER'S request, the Contract Balance shall become immediately due and payable, less the cost for installation. CUSTOMER will be responsible for storage charges in the amount of 1/2 of 1 percent of the purchase price per month until installed. In the event of any default or failure of performance hereunder by COMPANY, including but not limited to a breach of this agreement or the direct, active negligence or other wrongful act or omission of COMPANY generating a cause of action in favor of CUSTOMER, COMPANY's liability shall be limited to the total amount of the payments actually made by CUSTOMER to COMPANY hereunder as of the time of the accrual of such cause of action. In no event shall COMPANY have any liability or legal responsibility to CUSTOMER or to any third person, whether for damage to person or property, business or economic damages, damages to products, goods or any other thing or legal or property right or interest, in excess of such amounts actually paid by CUSTOMER to COMPANY hereunder as of the time such cause of action accrues. CUSTOMER hereby indemnifies COMPANY, holds COMPANY harmless, and shall defend at its own expense and thereafter satisfy and discharge from its own funds and resources, and any and all such claims against the COMPANY arising of, from or through its actions or inactions or the products, services or materials taken, delivered or installed by the COMPANY, its agents or its independent contractors pursuant to this contract, whether made by or on behalf of itself, its employees, agents, privies, successors or assigns, or any third person, for all time and anywhere in the world.

Customer Signature _____	Accepted by _____
_____ Date	_____ Date
Customer Name/Title _____	DBS Officer _____
Please Print	Please Print

A Notice to Proceed from the CUSTOMER will bind the terms and conditions of this contract



Sun-In-One™
New Electrical Solar Light and Power Products

SPECIFICATIONS

LIGHT

POWER	(2) 20 Watt LED Lights
SIZE	7.08 L x 5.51 W x 4.33 D inches
DC VOLTAGE	12 Volts
CERTIFICATIONS	UL, CE, RoHS IP65
LIFE SPAN	50,000 Hours
WARRANTY	3 Years

SOLAR

POWER	(1) 280 Watt Solar Panel
VOLTAGE (VOC)/CURRENT (IMP)	35.3 VoltsDC, 7.95 Amps
MODULE EFFICIENCY	14.4%
CERTIFICATIONS	ETL UL, TUV, CE, ISO, IEC
WARRANTY	10 Yrs Product, 25 Yrs Power >80%

OTHER COMPONENTS

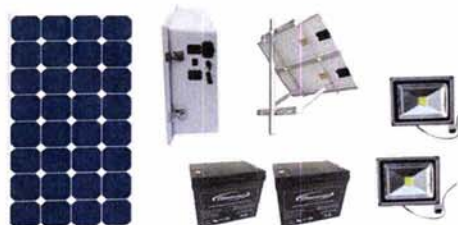
BATTERY	(2) 12 V AGM Batteries, 100 Amp Hrs
BATTERY WARRANTY	Prorated 5 Years
CHARGE CONTROLLER	15 Amp
CHARGE CONTROLLER WARRANTY	5 Years
TIME CONTROL SETTING	2 -12 Hours – Dusk until Dawn
HOUSING BOX	Fiberglass, Aluminum or Steel
HOUSING BOX WARRANTY	5 Years
SOLAR/LIGHT CONNECTING CORD	Customized Length
SOLAR PANEL RACKING	Side of Pole Mount System*
BATTERY LIFE BETWEEN CHARGE	Up to 48 Hours

INCLUDED PARTS

Solar Panel, LED Lights, Housing Box with Batteries, MPPT Charge Controller, Side of Pole Mount Racking, Power Connecting Cords, Overcurrent Protection, *Pole not included

SolarSignLighting Kit 8 for Lighted Signs & Pathways

- (2) 20 Watt LED Lights
- (1) 280 Watt Solar Panels
- (2) 12V AGM Batteries, 100 Amp Hours



FEATURES BENEFITS

- Super Bright White Lights for Greater Visibility
- Enhances Sign Security
- Stored Power provides light for many nights – up to 48 hours between charges
- Immune to Power Failures or Brown Outs
- No Monthly Utility Bills
- Reduces Costly Wiring and Grid Connections
- Reliable LED Lights – No Flickering
- LED Light lasts for more than 50,000 hours
- Variable Controller Settings for Customized Lighting
- Waterproof and Durable Enclosure

5 YEAR WARRANTY

Sun-In-One, Inc. ("SIO") warrants to the Owner (defined as the entity that has final title to the goods) of each new lighting system that the product is free from defects in materials and workmanship and will perform under normal use and service. SIO will at its option repair or replace any system or system component that is defective in materials or manufacture within a minimum of five (5) years after purchase. Additionally, specific items within SIO's system have extended warranty protection against failure as defined below:

Item	Period
Solar PV Panel (Power)	25 Years
Solar PV Panel (materials & workmanship)	10 Year limited
Mounting Hardware	10 Years
Pole (if provided)	20 Years
LED Light Engine (Lamp)	5 Years
LED Luminaire (Fixture)	5 Years
Wire Harnessing	5 Years
Electronics (Charge controller, LED driver)	5 Years
Energy Storage Array (Battery)	5 Years*

*Batteries provided by SIO Inc have a limited warranty providing for battery replacement (batteries must be provided by SIO), from the date of shipment, with the following pro-rated coverage:

- 0 - 2 years: 100% credit (user pays 0% of the replacement battery price)
- 2 - 3 year: 60% credit (user pays 40% of the replacement battery price)
- 3 - 4 years: 40% credit (user pays 60% of the replacement battery price)
- 4 - 5 year: 20% credit (user pays 80% of the replacement battery price)

SIO's liability on any claim for damages arising out of or in connection with the manufacture, sale installation, delivery or use of the unit shall not exceed the purchase price of the system. This purchaser assumes and will hold harmless SIO in respect of all such loss.

For warranty service on SIO products please contact SIO for a Return Material Authorization (RMA) number by calling (303)351-4613. Any products or components that are returned to SIO without first obtaining a RMA may not be issued any credit, and SIO shall not be responsible for said items.

This warranty does not cover damage or malfunction, as determined by SIO's service technicians or engineers, due to abuse, misuse, incorrect installation, or accident such as, but not limited to:

- Use of incorrect mounting hardware
- Failure to follow operating and installation instructions provided by SIO
- Failure to maintain & operate the equipment in accordance within all applicable standards & codes
- Failure to maintain & operate the system under SIO's specified operating conditions
- Vandalism or theft
- Fire, flood, "Acts of God", and other problems beyond the control of SIO
- Unauthorized or improper repairs or adjustments
- Labor costs to remove, service, troubleshoot, and install all or part of SIO systems, unless previously agreed to and authorized IN WRITING by SIO by the President
- Equipment service, rental, and or tools required to remove, service troubleshoot, and reinstall all or part of SIO systems, unless previously agreed to and authorized IN WRITING by SIO by the President
- Components and equipment external to the SIO system
- The cost of repairing or replacing property other than the SIO system
- Equipment not provided by SIO

The use of any replacement parts (for any reason) including but not limited to electrical components, luminaries, or batteries NOT provided by SIO Inc voids this warranty. This warranty is in lieu of all other expressed warranties and the implied warranty of



100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

tel (954) 924-6801
fax (954) 921-2604
www.DaniaBeachCRA.org

To: Chair, Vice Chair and Board of Directors

From: Rickelle Williams, Executive Director

Date: January 17, 2019

Re: **Gangrel's Wrestling at 7th Annual Dania Beach Arts & Seafood Celebration**

Gangrel's Wrestling, a private, for-profit, entity has expressed interest in being featured at the 7th Annual Dania Beach Arts & Seafood Celebration. Their initial request was to provide a series of shows (matches) in front of the stage at a cost of \$7,000.00 for talent in addition to other expenses related to logistics and equipment. I explained to Mr. Craig Valentine, that the CRA has already established a budget for this event and would not be able to meet his requests. Mr. Valentine then offered a new reduced proposal for a fee of \$3,750.00 for talent plus additional expenses. Based on his request and the anticipated additional visitors, the CRA estimates that the total cost to add wrestling to the event is \$9,193.00 as follows:

Description	Cost
Gangrel's Wrestling Talent	\$ 3,750.00
2-Enclosed 10x20 Tents (Changing Area)	\$ 380.00
1-10x10 Tent (Sound and Video)	\$ 75.00
14-8 ft Guard Rails around the ring	\$ 300.00
2-110 power outlets for sound system	\$ 100.00
1-10x10 tent (autographs/photos)	\$ 75.00
6-Tables (autograph/photos)	\$ 48.00
60-Chairs around the ring	\$ 60.00
Delivery	\$ 80.00
Additional permits/inspections	\$ 200.00
2-Additional BSO Officers	\$ 1,700.00
1-Additional overnight security	\$ 700.00
1-Additional parking attendant	\$ 500.00
2-Additional portable restrooms	\$ 225.00
Additional clean-up/sanitation	\$ 1,000.00
Total	\$ 9,193.00



100 W. Dania Beach Blvd.
Dania Beach, Florida 33004

Tel: (954) 924-6801

Fax: (954) 921-2604

www.DaniaBeachCRA.org

The CRA has not had experience with providing wrestling as part of the entertainment lineup and we are uncertain of the insurance requirements and liability that may be involved. The City Risk Manager is currently researching this. Adding this event element will add to the overall administrative activity related to the event, including developing contracts and coordination with the event producer. Even with the reduced cost of wrestling talent, the CRA does not have the budget in place to cover these expenses, especially as we are working to reduce the net operating cost of the event.

There is also a concern about how wrestling relates to the arts and seafood theme. During our meeting, Mr. Valentine mentioned that he tried to be part of the Vintage Motorcycle Show and was rejected by the event producers. The Vintage Motorcycle Show may have been better suited for wrestling and perhaps this should be considered in future years as the City and CRA financially support this event.

If the CRA Board would like to have wrestling as part of the event, the CRA will make every effort to incorporate this form of entertainment. However, the CRA does not have the budget in place at this time. Perhaps this is something the City may be able to support from an administrative and financial standpoint. Please provide your input and advise if you would like to discuss this matter at the upcoming CRA Board Meeting.

#7.1

1:02 PM

Miami Dade Affordable Housing Foundation Inc.

01/11/19

Summary Balance Sheet

Accrual Basis

As of January 11, 2019

	Jan 11, 19
ASSETS	
Current Assets	
Checking/Savings	2,924,451.43
Accounts Receivable	417,993.19
Other Current Assets	4,724.44
Total Current Assets	3,347,169.06
Other Assets	249,477.35
TOTAL ASSETS	3,596,646.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	10.00
Other Current Liabilities	287,050.13
Total Current Liabilities	287,060.13
Long Term Liabilities	12,151.41
Total Liabilities	299,211.54
Equity	3,297,434.87
TOTAL LIABILITIES & EQUITY	3,596,646.41

1:01 PM

01/11/19

Accrual Basis

Miami Dade Affordable Housing Foundation Inc.

Profit & Loss

April 2018 through March 2019

	Apr '18 - Mar 19
Ordinary Income/Expense	
Income	
48500 · Rent-to-Own Rental Income	7,965.00
44800 · Indirect Public Support	
44830 · Housing Finance Authority	37,992.75
Total 44800 · Indirect Public Support	37,992.75
45000 · Investments	
45040 · Dividend Income	28.84
45050 · Interest Income	146.79
45065 · Unrealized Invest. Gains/Losses	14,437.86
Total 45000 · Investments	14,613.49
46400 · Other Types of Income	
46430 · Miscellaneous Revenue	37.16
Total 46400 · Other Types of Income	37.16
47200 · Program Income	
47275 · Palmetto Homes Payments	4,800.00
47278 · Temple Court Apartments	110,000.00
Total 47200 · Program Income	114,800.00
48000 · Mortgage Income	
48010 · Anti-predatory Interest Income	1,312.76
48020 · Homebuyers Interest Income	1,935.92
Total 48000 · Mortgage Income	3,248.68
Total Income	178,657.08
Gross Profit	178,657.08
Expense	
60000 · Business Expenses	
60100 · Business Registration Fees	
60110 · Dues, Lic. and Cert. Expense	32.95
Total 60100 · Business Registration Fees	32.95
Total 60000 · Business Expenses	32.95
62000 · Contract Services	
62201 · Paychex	281.74
62100 · Accounting Fees	14,471.63
62200 · ADP Fees	1,989.17
62300 · Court Reporters Fee	400.00
62400 · Legal Fees	8,889.90
62500 · Outside Temp. Services	164.00
Total 62000 · Contract Services	26,196.44
63000 · Facilities and Equipment	
63300 · Equip Rental and Maintenance	1,421.70
63500 · Rent, Parking, Utilities	
63540 · Rent Expense	16,583.69
Total 63500 · Rent, Parking, Utilities	16,583.69
Total 63000 · Facilities and Equipment	18,005.39
64000 · Operations	
64200 · Postage, Mailing Service	
64220 · Postage and Shipping Exp.	196.52
Total 64200 · Postage, Mailing Service	196.52

1:01 PM

Miami Dade Affordable Housing Foundation Inc.

01/11/19

Profit & Loss

Accrual Basis

April 2018 through March 2019

	Apr '18 - Mar 19
64400 · Supplies	
64420 · Office Expense/Supplies	526.37
64430 · Office Exp Water	212.70
Total 64400 · Supplies	739.07
64500 · Telephone, Telecommunications	
64520 · Telephone Expense	543.78
64500 · Telephone, Telecommunications - Other	2,250.30
Total 64500 · Telephone, Telecommunications	2,794.08
Total 64000 · Operations	3,729.67
65000 · Other Types of Expenses	
65100 · Insurance	
65120 · Ins. - Directors' Liability	4,478.00
65130 · Ins. - Health	12,810.92
65140 · Ins. - Life & Dental	502.88
Total 65100 · Insurance	17,791.80
Total 65000 · Other Types of Expenses	17,791.80
65200 · Other Costs	
65220 · Bank Charges	181.99
65240 · Computer Consulting Services	1,790.64
65270 · Miscellaneous	131.27
65280 · Interest Expense	30.19
Total 65200 · Other Costs	2,134.09
66000 · Payroll Expenses	
66201 · Salary Expenses MCB Projects	61,517.39
66100 · Payroll Taxes	6,772.76
66200 · Salary Expenses	26,408.26
Total 66000 · Payroll Expenses	94,698.41
67000 · Travel and Meetings	
67100 · Seminars & Training	6,636.03
67200 · Mileage	1,700.00
Total 67000 · Travel and Meetings	8,336.03
Total Expense	170,924.78
Net Ordinary Income	7,732.30
Net Income	7,732.30