MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, JUNE 11, 2019 – 5:30 P.M.

1. <u>Call to Order/Roll Call</u>

Chair Lewellen called the meeting to order at 5:35 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. <u>Citizen Comments</u>

There were no comments at this meeting.

3. <u>Administrative Reports</u>

3.1 Administrative Report Memo

Director Williams thanked the Dania Beach Improvement Committee for the donation of trees to the PATCH. She reviewed the memo included in the agenda packet, which addressed the Broward County Loan to Grant Conversion, City Center Redevelopment RFP, Rebranding Initiative, Housing Development, and First-time Homebuyer Program.

Board Member James questioned whether she could attend the bid opening for the City Center RFP.

City Attorney Ansbro referred to the Sunshine Law; if there are two or more Board Member attendees, we will need to provide notice. He noted the Board is not precluded from going, but recommended they not attend.

Board Member James asked about the Homebuyers Program and new residents showing interest.

Director Williams responded interested persons can email the CRA.

Board Member Brandimarte spoke of a previous encounter while attending a homeowner's association meeting where one elected official would exit as another entered the room.

City Attorney Ansbro noted recent changes to the law where two or more elected officials can be at the same meeting but may not participate in the dialogue. He reiterated he does not recommend attending the bid opening.

Chair Lewellen asked if he should be notified if someone wanted to attend.

City Attorney Ansbro replied no, they would notify the City Clerk's Office and if more than one Board Member wanted to attend, a notice would be posted.

Chair Lewellen asked if the additional interested residents would delay homes being built.

Director Williams responded no, they would be processed through the program before homes would be finished being built.

4. <u>Presentations</u>

There were no presentations at this meeting.

5. <u>Consent Agenda</u>

Items Removed from Consent Agenda: #5.3, #5.4

5.1 Minutes:
Approve Minutes of the May 14, 2019 CRA Board Meeting

5.2 Travel Requests: None

5.5 RESOLUTION NO. 2019-CRA-012

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, PROVIDING FOR AN AMENDMENT TO RESOLUTION NO. 2019-CRA-003, TO PROVIDE FOR A MODIFIED CONSTRUCTION SCHEDULE; AUTHORIZING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH MIAMI-DADE AFFORDABLE HOUSING FOUNDATION, INC., D/B/A AFFORDABLE HOUSING DEVELOPMENT SOLUTIONS, TO PROVIDE FOR A MODIFIED CONSTRUCTION SCHEDULE; PROVDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Board Member James motioned to approve the Consent Agenda, with the exception of Item #5.3 and #5.4; seconded by Board Member Harris. The motion carried unanimously.

5.3 RESOLUTION NO. 2019-CRA-010

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA"), OF THE CITY OF DANIA BEACH, FLORIDA, PERTAINING TO ADVANCE APPROVAL TO PROCEED WITH A BID ADVERTISEMENT FOR 2019-2020 HOLIDAY LIGHTING AND DECORATIONS FOR CITY HALL AND FEDERAL HIGHWAY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2019-CRA-010.

Vice-Chair Odman asked what areas would be covered and what the scale-out plan would be. She also asked if there would be existing lights at the area to be enhanced that could be moved out west.

Director Williams responded it would be more feasible to start on Federal Highway, which is where the greatest traffic is, as we wanted to be more conservative. We can do a scale-out plan, but we are primarily bidding to find out what the costs are going to be. She would not recommend doubling-up with lighting and existing décor on Federal Highway, and would consult with the City Manager about the placement of excess décor & lighting. She noted that anywhere there has been existing decorations she does not recommend pulling back; they will continue the same placement, along with the direction of the Board.

Board Member Brandimarte thought the Board wanted to decorate for other holidays, as well as decorating out west.

Director Williams noted for the other holiday décor, she does not feel we would have to go out to bid. She will take the direction of the Board and follow through.

Board Member James asked if the scope for the RFP could be added to so we could include additional lighting and décor.

Director Williams responded the scope could be updated.

Mayor Lewellen questioned other holidays being included.

Director Williams noted based on research, it does not appear that we would reach a price point to have to out to bid. We can probably do three quotes for that.

Board Member James added regarding our residents out west, the City Manager has a different budget. She suggested Director Williams speak with the City Manager about Vice-Chair Odman's requests and the possibility of using the same vendor to piggyback on.

Director Williams confirmed it is possible for the City to piggyback the CRA's bid.

Board Member James motioned to adopt Resolution #2019-CRA-010; seconded by Board Member Brandimarte. The motion carried unanimously.

5.4 RESOLUTION NO. 2019-CRA-011

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA"), OF THE CITY OF DANIA BEACH, FLORIDA, PERTAINING TO ADVANCE APPROVAL TO PROCEED WITH A BID ADVERTISEMENT FOR A PAINTED CROSSWALK PROJECT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2019-CRA-011.

Chair Lewellen questioned there being only one crosswalk included in the agenda packet; she thought the Board wanted two intersections done, and asked which crosswalk was being selected.

Director Williams said it would be at Dania Beach Boulevard and US-1.

Board Member James motioned to adopt Resolution #2019-CRA-011; seconded by Vice-Chair Odman. The motion carried unanimously.

6. <u>Proposals and Bids</u>

There were no proposals on this agenda.

7. <u>Discussion and Possible Action</u>

   7.1 Garage Mural Project Update

Director Williams reviewed the information included in the agenda packet.

Board Member James said she only has one to add, the one from Iryna Kanishcheva.

Vice-Chair Odman agreed Iryna Kanishcheva had the 3-D technical aspects the Board was looking for and seemed to have a lot of places where they have had exhibitions that shows experience.

Chair Lewellen noted she is still concerned about the side of the garage; the City Center RFP is coming up. She wants to see what the proposals are as there is the potential something may be constructed next to the wall. She would like to see the option to do something on the pillars of the garage and referenced pages 95 and 96 of the project submissions included in the agenda packet. In the event the wall space will not be visible to the public, having an option that would be visible would be beneficial and we should keep this as an open option.

Board Member James felt we need to choose an artist first since we do not know what the next steps are. She questioned whether the CRA could put out a sponsorship form so we do not have to pay the entire cost. She felt the Board should narrow down the artists and agree upon one.

Director Williams agreed that if the intent is to select an artist whose style the Board appreciates but who has not shown exactly what is going to be depicted, conversation should begin with the artist to discuss placement and pricing. If it will be the columns, the cost would be cheaper than the initial proposals. She noted we can do sponsorships. We need a creative direction and then discussion can be held about a theoretic approach, renderings, and placement. Repositioning the art may be in our best interest.

Board Member Brandimarte felt this is premature; she likes the column idea because we really do not know what will be done next to the garage. Dania After Dark only wants a light show on the garage wall.

Board Member James asked about a timeline once the bids for the City Center come back.

Director Williams responded the evaluation committee meeting is June 27th and explained what steps the committee could take. This could be a process that takes a month or two and she does not want to speculate when the process may conclude.

Board Member James noted she is okay with the art going on the columns since there is uncertainty with the City Center RFP process.

Director Williams added the ability to determine site and placement before budget will give us a better idea of what the options are. She felt the City Center submittals and evaluation schedule would not prohibit us from planning. The Board can set the timeline and schedule; this does not have to be rushed, but we want to be diligent in having the right people execute the Board's vision.

Board Member James suggested the Board choose an artist who would then give us estimates on both the wall and the columns. The Board can choose depending upon the City Center project.

Chair Lewellen expressed concern about artist Iryna Kanishcheva and felt some of her styles of work were dark and depressing; others were very dramatic.

Board Member James proposed the artist create and provide the Board with a project best suited for Dania Beach based on the Board's direction.

Chair Lewellen suggested picking two artists.

Board Member Harris agreed with having two artists submit work based on Dania Beach's needs.

Vice-Chair Odman noted some of the darker images are appropriate for the areas they were created for. She was looking at the technical ability and what received consensus.

Discussion ensued about choosing two artists and the artists' submittals.

Louis Rimoli, 902 Natures Cove, Chair of the CACAB, explained what was requested of the artists. He suggested if an artist has the skills the Board is looking for, bring them in to have a discussion to come up with a concept based the Board's needs. He recommended not relying on the price as everything is negotiable.

The Board consensus was to go with artists Iryna Kanishcheva and Jacklyn Laflamme.

8. Board Member Comments

Board Member James questioned who would be going to Wilton Manors Pride Parade on Saturday and who the point person was.

Vice-Chair Odman noted Mayor Flippen said we are welcome to join and they will have an air conditioned VIP tent set up. Several of the cities want to get involved; if Dania Beach wants to participate in only marching, that is fine.

Chair Lewellen suggested selecting a point person.

Board Member Harris said there is a Stonewall reception at Hagen Park on Thursday evening and suggested the Board go and find out about participating on Saturday. The Board agreed to discuss it on Thursday evening.

Director Williams felt something easy would be to get a banner done, with the City and CRA logos, in support of gay pride. We could rent a car if they allow it.

Chair Lewellen asked if Director Williams could be the point person.

Director Williams agreed to be the point person and asked she be provided with any specific contacts for her to reach out to.

Board Member James spoke of the Huddle for 100 event held today.

Board Member James also spoke of attending the Redevelopment Academy with Vice-Chair Odman.

Board Member James asked about having a development agreement or ordinance to mandate a certain percentage of affordable housing in Dania Beach.

Director Williams responded a Nexus study was done to establish a linkage fee, which would mandate affordable housing. House Bill 7103 passed and has put a lot of restrictions on a city's capacity to mandate affordable housing. There is a current ordinance on the books that allows for inclusionary zoning and for a density bonus if developers include affordable housing; there is nothing to mandate them, only incentives they can opt into. It can be done, but you have to look at the costs of it and the offset incentives if a builder were to provide affordable housing.

Board Member James asked if it could be done project by project specific.

Director Williams noted you could determine which projects you want to focus on and have different approaches depending on the ownership structure. She recommended if you make something mandatory, you look at it holistically. You have to set the criteria in place first and not do it arbitrarily; this way everyone knows where they stand and there is fairness across the board.

Vice-Chair Odman spoke about the FRA Academy she recently attended and noted she appreciated the opportunity.

9. Information Items

There were no items on this agenda.

10. Adjournment

Chair Lewellen adjourned the meeting at 6:37 p.m.

ATTEST:

THOMAS SCHNEIDER, CMC
CRA SECRETARY

Approved: July 30, 2019

COMMUNITY REDEVELOPMENT AGENCY

LORI LEWELLEN
CHAIR – CRA

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY