MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, SEPTEMBER 10, 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:	Paul Gougelman
CRA Secretary:	Thomas Schneider

2. Citizen Comments

There were no comments at this meeting.

3. Administrative Reports

3.1 Administrative Report Memo

Director Williams introduced the newest employee at the PATCH, Amado Diaz.

4. Presentations

There were no presentations on this agenda.

5. Consent Agenda

Items Removed from Consent Agenda: #5.3

5.1 Minutes:
Approve Minutes of the July 30, 2019 CRA Board Meeting
Approve Minutes of the August 20, 2019 Workshop - Parking Garage Mural Project

5.2 Travel Requests: None

5.4 RESOLUTION NO. 2019-CRA-020

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, RECOMMENDING PROJECT MAGIC BE APPROVED AS A QUALIFIED TARGET INDUSTRY BUSINESS PURSUANT TO FLORIDA STATUTES, SECTION 288.106; AFFIRMING THE SITE OF THIS PROJECT IS IN A DESIGNATED BROWNFIELD AREA; PROVIDING FOR LOCAL FINANCIAL SUPPORT IN THE FORM OF CASH IN THE AMOUNT OF ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS ($135,000.00) FOR THE QUALIFIED TARGET INDUSTRY TAX REFUND WITH HIGH-IMPACT SECTOR BONUS AS THE CRA'S LOCAL MATCH FOR FISCAL YEARS 2023 THROUGH 2030; REQUESTING A WAIVER OF LOCAL FINANCIAL SUPPORT FOR THE BROWNFIELD BONUS PORTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Board Member James motioned to approve the Consent Agenda, with the exception of Item #5.3; seconded by Vice-Chair Odman. The motion carried unanimously.

5.3 RESOLUTION NO. 2019-CRA-019

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2019 AND ENDING ON SEPTEMBER 30, 2020; APPROPRIATING FUNDS AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Attorney Gougelman read the title of Resolution #2019-CRA-019.

Board Member Harris felt the budget should not be approved until there was an opportunity to ask questions. He questioned the following:

Page 5, new projects and programs; he wants supplemental information added to the back up.

Page 6, Item 21, $290,000.00 for Broward Grant Conversion. Director Williams stated she met with Broward County today regarding the loan to grant conversion, and anticipates follow-up before the end of this fiscal year. $250,000.00 has been put into the budget for debt service as a precaution if there are any interest payments.

Page 6, Item 25, CRA projects that have been completed. Director Williams indicated the Phippen Waiters properties are the next set of parcels to investigate development on.

Page 7, Bike Sharing, what the two locations are; also, no dollar figure was discussed for Pride Events. Director Williams responded a dollar figure for Pride Event was approved by Board consensus at a previous meeting. Bike sharing was also discussed with consensus to move forward to explore a bike sharing program.

Board Member Harris asked about the number of bikes. Director Williams replied for each station there would be 13-15 bikes, which is the starting point; the stations can be customized.

Discussion ensued regarding bike sharing stations.

Board Member Harris continued with his questioning:

Page 10, Line 389, 900.1, no number for 2018-19, yet budgeted for this coming year and the year after; he asked why there was no trend in the four-year average for the re-appropriated funds. Director Williams explained the unencumbered fund balance. She had not been with the CRA during the 2017-18 budget; she was very cautious with the expenditures when she took over due to developing new programs.

Page 10, Line 7110, the debt service principal amount of $250,000.00. Director Williams indicated the amount was for the loan to grant conversion as a precautionary measure should it be needed.

Page 11, other services non-transferable to the CRA; the numbers are all over the place. Director Williams explained the 106 Division is general administrative cost and the 112 Division is the PATCH; she added the 106 Division determines what gets transferred to the PATCH.

Page 11, Line 31.10, what Professional Services General refers to. Director Williams explained the USDA grant funding services provided at the PATCH; under the grant, some Professional Services are reimbursable and the accounts can be amended at a later date to amend the funds.

Page 22, Miscellaneous Revenues for Seafood Festival. Director Williams said it is a combination of revenues from art vendors, food vendors and sponsorships.

Page 24, Line 6342, Infrastructure, CRA landscaping enhancements. Director Williams stated we were going to do the West Dania Beach rail crossing project, which is on hold with the pending City Center project. We want to do a little beatification and landscaping at that approach as it is one of the major arteries into the CRA district.

Line 3142, $255,000, Professional Services CRA redevelopment initiatives. Director Williams explained it was new projects and programs discussed by the Board; that account has the bike sharing for $20,000.00 and DAD 115th Anniversary for $10,000.00. She listed all the components of this line item for a total of $255,750.00.

Chair Lewellen noted she is concerned this was nearly $500,000.00 over budget, and if Director Williams was asking for the City to fund that, the money would have to come out of Reserves. She is not comfortable adopting a budget that is $500,000.00 in the red.

Director Williams pointed out the CRA's allocation has remained the same for years. This budget can be amended, but the Board could also wait to have a Special meeting to adopt the budget. We have done this before, with the CRA adopting the budget with a shortfall, and getting the remaining balance from the City. She explained over the past six years, personnel costs have increased to $125,000.00 and there are $250,000.00 in projects that have been previously approved.

Chair Lewellen said this is a significant deficit and is not the responsible thing to do; $125,000.00 is different than $500,000.00. She felt this could be discussed at tomorrow's budget workshop.

Vice-Chair Odman noted she has no objection to Board Members needing more time, but she has met with CRA staff over ten times. Over the last month, she assumed everyone was meeting with the Director to discuss the line items in the budget.

Board Member Brandimarte felt that Board Member Harris should continue with his questions.

Chair Lewellen said her thought is that because we have a workshop for the City budget, maybe we can work through this during the workshop. She felt it would be more beneficial during a workshop if we worked together as a team to decrease the amount over budget.

Board Member James commented she sat with Director Williams and went over the line items; they also discussed personnel growth. She noted the CRA would have gotten a lot of money if it were a TIF CRA. These individual items were approved by consensus and we have to fund them to move forward.

Chair Lewellen repeated she wanted to workshop this as a team. One thing that could be cut out of the CRA budget might be their social media since the City just had a social media RFP come out. We need to workshop this in order to combine resources.

Vice-Chair Odman felt it probably would make more sense to have two separate workshops.

Chair Lewellen asked when this budget needed to be adopted.

Nicki Satterfield, Director of Finance, responded the CRA budget needs to be adopted before Thursday night's First Budget Public Hearing.

Director Williams pointed out that regarding any discussions of the budget, it might be best to separate out the CRA and the City.

Board Member Harris motioned to continue this item, workshop it with Finance, and hold a special meeting to adopt the budget.

Director Williams repeated there should be two separate workshops as she does not want it to get convoluted with two different budgets.

Chair Lewellen restated we already have a workshop set up tomorrow; we can complete that first and then we come back to discuss the CRA, one after the other.

Board Member James said we would first need to decide when the special meeting would have to be held before Thursday evening.

Discussion ensued regarding when to hold a workshop and a special meeting.

Board Member James commented the budget could be approved, as amended, workshops held and then the amendments from the workshops approved.

Chair Lewellen said it is our responsibility to be fiscally responsible; there is a $500,000.00 deficit. Realistically, there should have been a workshop already for this and holding one is only fair to the Board Members with questions and to the residents.

Board James noted the Board has a responsibility to be prepared when they come here; we have never had to have a CRA workshop. Our residents deserve more than a few hours' notice of a special meeting.

Discussion ensued regarding a timetable for a workshop and special meeting.

Chair Lewellen seconded the motion. The motion failed on the following 2-3 Roll Call vote:

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

Board Member James motioned to adopt the budget with the additional allocation so it could be workshopped and discussed; 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	**No**	**Chair Lewellen**	**No**
Board Member James	**Yes**		

Chair Lewellen suggested pausing this discussion and moving on to the other agenda items.

6. Proposals and Bids

6.1 RESOLUTION NO. 2019-CRA-021

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA"), OF THE CITY OF DANIA BEACH FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO AWARD A BID RELATED TO REQUEST FOR PROPOSALS (RFP NO. CRA-19-002) TO STANDING OVATIONS, LLC FOR PRODUCTION SERVICES FOR THE 2020 ARTS AND SEAFOOD CELEBRATION; AUTHORIZING THE PROPER CRA OFFICIALS TO NEGOTIATE AN AGREEMENT IN AN AMOUNT NOT TO EXCEED FORTY THOUSAND DOLLARS ($40,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Attorney Gougelman read the title of Resolution #2019-CRA-021.

Board Member James motioned to adopt Resolution #2019-CRA-021; seconded by Vice-Chair Odman. The motion carried unanimously.

7. Discussion and Possible Action

7.1 Garage Mural Project Update - Additional Back-up Information

Director Williams noted the additional information included in the agenda packet.

Board Member James noted it stuck out to her that one artist would do both columns for $20,000.00 and it would take $80,000.00 for the other artist to do it.

Vice-Chair Odman said she was very pleased with artist LaFlamme; what she loved the most was the postcard, but she realized that is not what we are doing. She looked at Peeta and was able to envision it; evolving energy and use of that space. She felt the budget was half the cost for both columns and favors this artist.

Chair Lewellen commented she still likes Ms. LaFlamme's art; Peeta's would be better elsewhere, perhaps it could be used with façade grants. She noted she was shocked by Ms. LaFlamme's total budget; another thought would be sponsorships as a way to reduce costs. Also, Ms. LaFlamme's number is a jumping off place and could be negotiated.

Board Member Brandimarte felt Ms. LaFlamme's art is a better fit for this area; we are not ready for 3D art.

Board Member Harris reiterated that Ms. LaFlamme was the selection of the CACAB.

Director Williams noted Team #2's proposal came in at half of the cost of Team #1 (Ms. LaFlamme). She would like to look at sponsorships and it would be more feasible to offset the cost of the cheaper proposal. She thought the intent was for the mural to be done before the Superbowl.

Board Member Harris asked if anyone from CACAB or if Director Williams reached out to Ms. LaFlamme to see if her prices were negotiable.

Director Williams responded the Board asked for the artists' best prices; she has not reached out to Ms. LaFlamme for negotiations.

Board Member James wanted to make sure the artist is versed in more than a one-story project and experienced with this scale of a building. She suggested perhaps the Board should table this and decide on a negotiated price.

The Board consensus was to table this item until the budget is approved.

8. Board Member Comments

There were no comments.

9. Information Items

There were no items on this agenda.

Chair Lewellen returned to item 5.3.

Discussion ensued regarding proceeding with a workshop.

Finance Director Satterfield explained if the budget is adopted with the allocation, it would have to be amended before the budget ad for the September 23rd budget meeting goes into the paper.

Discussion ensued about holding a workshop and special meeting.

The Board consensus was to hold a CRA Workshop from 12:00-1:00 p.m. on Wednesday, September 11, 2019.

The Board consensus was to hold a Special CRA meeting at 3:00 p.m. on Thursday, September 12, 2019 to adopt the budget.

10. Adjournment

Chair Lewellen adjourned the meeting at 6:56 p.m.

ATTEST:

Thomas Schneider

THOMAS SCHNEIDER, CMC
CRA SECRETARY

COMMUNITY REDEVELOPMENT AGENCY

LORI LEWELLEN
CHAIR – CRA

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

Approved: October 7, 2019