



Tom Truex/Davie

06/30/2006 05:14 PM

To: Ken Cohen/Davie@Davie

cc

bcc

Subject: Fw: [Fwd: site work permit fees]

History

☞ This message has been replied to.

Ken,

An email from Mark Schmidt follows. Any thoughts?

Regards,

Tom

-----Forwarded by Tom Truex/Davie on 06/30/2006 05:12PM -----

To: TOM TRUEX <tom_truex@davie-fl.gov>

From: "Thomas A. Truex" <Truex@Davie-Law.com>

Date: 06/30/2006 05:10PM

Subject: [Fwd: site work permit fees]

----- Original Message -----

Subject: site work permit fees

Date: Fri, 30 Jun 2006 12:07:33 -0400

From: <bizops4mls@bellsouth.net>

To: <law@davie-law.com>

CC: <Harvey.Mattel@harveymattel.com>

mayor

downtown davie has and is along and difficult project which is the cornerstone of the redevelopment of central davie. the use of permit fees for site work was to be revenue neutral. we have evaluated other nearby cities .pembroke pines is at 4%.plantation is @ 5%. hollywood is @ 1.5%(jobs of 1-2million). this is50% 40% 15% of davies fees. this has placed an additional financial burden on dtd. the increased costs related to construction and theincreased interest rates have also destroyed our budget. we ask that davie review their fee structure,and it's original intent. permit # 019-03 fee \$183,725.

thank you

mark schmidt



Ken Cohen/Davie
07/13/2006 11:51 AM

To Barbara McDaniel/Davie@Davie, Russell
Muniz/Davie@Davie
cc
bcc
Subject Fw: Development Agreement With Nob Hill Partners,LLC

Please add this as back up to new business item on Down Town Davie project
----- Forwarded by Ken Cohen/Davie on 07/13/2006 11:49 AM -----

Will Allen/Davie
07/11/2006 03:59 PM

To Ken_Cohen@davie-fl.gov
cc Will_Allen@davie-fl.gov
Subject Development Agreement With Nob Hill Partners,LLC

As was discussed earlier today, Resolution #-2004-279 ratified a development agreement between the Davie CRA and Nob Hill Partners, LLC. This resolution was adopted December 15, 2004. The development agreement contains a number of provisions but the question that was raised concerns CRA financial assistance. The CRA agreed to provide financial assistance in Section 5.1 of the agreement. The CRA agreed to provide an amount not to exceed \$2,250,000. The amount of \$150,000 was paid based on meeting three conditions including obtaining site development plan approval, acquiring all of the property necessary to construct the project and completing demolition of all buildings on the property. The CRA is obligated to pay \$500,000 when the electrical and utility lines are buried and \$300,000 when a final certificate of occupancy is issued for Building A, B, and C which are the commercial buildings. The CRA shall provide an additional \$1,300,000 when the final certificate of occupancy is issued for all vertical improvements on the site plan.

Compared to projects in other communities this subsidy is very low. It is expected that the CRA could recover the subsidy in a short period of three to four years after occupancy. The CRA is not risking a large amount of funding as the payments are made at the completion of certain benchmarks. It is expected that we may be requested to help fund some off-site improvements in the future.