

**TOWN OF DAVIE
TOWN COUNCIL AND
COMMUNITY REDEVELOPMENT AGENCY
JOINT WORKSHOP
JUNE 11, 2009**

The meeting was called to order at 11:39 a.m.

Present at the meeting were Mayor Paul, Vice-Mayor Crowley and Councilmembers Caletka, Luis and Starkey. Also present were Town Administrator Shimun, Town Attorney Rayson, and Assistant Town Clerk McDaniel recording the meeting.

Present from the Community Redevelopment Agency (CRA) were Chair Mark Engel, Vice Chair Neal Kalis, Sy Dorn, Tom Gill, Joan Kovac, and Terry Santini. Also present were Board Attorney Sue Delegal, Redevelopment Administrator Will Allen, Assistant To Department Director Cheryl Ellett and Planner III John Maliff. CRA member Julie Aitken was not present.

CRA Chair Mark Engel described the format for the meeting. Andrew Zitofsky, representing Dover, Kohl and Partners, said that his company had been working with the CRA for a couple of years on plans for a new Town Hall, about which he would give a brief PowerPoint presentation.

Mr. Zitofsky reminded Council that the Downtown Master Plan that had been adopted two years ago included components for implementation, and one of these components was the new Town Hall. He displayed photos of the existing Town Hall, and explained that it was suffering structural issues. Mr. Zitofsky presented renderings of possible architectural styles for the new building and showed a proposed site near the rodeo grounds.

Mr. Zitofsky drew Council's attention to the parking for the proposed building and explained that this was adjacent to the existing Town Hall. This location would allow the new Town Hall to be built while the existing Town Hall continued to operate, making for a much smoother transition. When the new Town Hall was complete, the CRA would purchase the property where the old Town Hall was located.

Mr. Zitofsky explained that the new Town Hall was approximately 80,000 square feet, with a three-story building in the front and two-story wings in the back. There would be a public plaza in front of the Town Hall that would create an identifiable place where residents could meet and fountains or statues could also be installed.

Mr. Zitofsky advised that the CRA would redevelop the existing Town Hall property for mixed-use. The buildings would be set back from the street, windows and doors would face the street, and there would be the opportunity for outdoor dining.

Redevelopment Administrator Will Allen explained that the CRA wished to purchase 2.636 acres from the Town: the existing Town Hall site from Orange Drive to the parking area. He considered this a creative way for the CRA to help out the Town. Mr. Allen said that the CRA wanted to help finance construction of a new Town Hall, but it was a violation of State statute for the CRA to pay for an administrative building for the Town. Mr. Allen said that the CRA was willing to pay \$4.2 million for the property and other considerations. The property had two appraisals - one for \$1.35 million and one for just over \$2 million. Mr. Allen wished the real estate transaction to be for the smaller amount, so the CRA did not have to pay a \$4.2 million comparable when the CRA bought property elsewhere. Additional considerations included paying for the construction of the surrounding streets, and the ability to install drainage and roadways around the property. The CRA would pay \$1 million up front for the property, which would help pay for architectural fees and space studies the Town needed to begin the project.

**TOWN COUNCIL MINUTES
JUNE 11, 2009**

In exchange for the \$4.2 million the CRA was going to pay the Town for the site, the CRA wanted an agreement that the Town would:

- agree to sell the land to the CRA;
- continue to utilize the existing building, possibly by means of a lease, until a Certificate of Occupancy was issued and employees were moved to the new Town Hall;
- agree to construct a new Town Hall on the parking lot side of the building on property measuring approximately 2.6 acres;
- agree to build the new Town Hall within a reasonable period of time; and
- allow the CRA to be involved in the building plan review process by the normal review the CRA made of buildings in the CRA.

The CRA would:

- demolish the existing Town Hall structure after employees were relocated;
- redevelop the property consistent with the development plans as prepared by Dover, Kohl and Partners for a mixed-use project with a parking garage surrounded by liner buildings;
- install a storm sewer project, at the CRA's expense, to service the new and old Town Hall sites, and the area west of Davie Road, including the Bergeron Rodeo Arena to provide water retention requirements, and
- install a 40-foot roadway on the southeast edge of the Bergeron rodeo grounds.

Mr. Allen estimated that the drainage improvements would cost approximately \$4 million and the perimeter roadway work would cost over \$2 million. He indicated that redevelopment of the Town Hall site would include a parking garage, which could service Town Hall, the redevelopment site and the rodeo grounds, and would cost approximately \$4 million. Mr. Allen stated that the CRA would also help pay for improvements to the rodeo grounds, including an improved entrance and updating bathrooms and concession stands, which would cost \$500,000 to \$1 million. Installation of brick pavers and streetlights on Orange Drive from the existing Town Hall site to SW 61 Avenue would cost approximately \$2.5 million. Mr. Allen estimated the CRA would spend \$15 million within a three to four year period to improve the area, not including redevelopment of the Town Hall site.

Mr. Allen explained that the CRA had not recommended that the new Town Hall be located at the corner of Orange Drive and Davie Road because that was a premier building site and had the most opportunity for collecting ad valorem taxes in the future.

Mr. Allen stated that additional parking would be needed for the new Town Hall and the parking garage would provide 400 spaces: 200 for Town Hall and 200 for the redevelopment area.

Mr. Allen said that some people had expressed concern about building a new Town Hall in difficult economic times. He noted that this project would provide job opportunities in slow economic times and would be a local stimulus package. He anticipated that the Town would also be able to get a break on construction costs. Mr. Allen indicated that the funding sources would make a tax increase to afford the project unnecessary. He believed economic stimulus funds could be used for this project, and the Town could also use some reserve funds. Mr. Allen noted that the Town Hall would save the Town money in future operating costs and provide a healthier work environment for employees.

Mr. Engel explained to Vice-Mayor Crowley that the total funds from CRA was for the property and all of the other improvements Mr. Allen had discussed. Mr. Allen said that the CRA had not considered improvements to the Woman's Club.

**TOWN COUNCIL MINUTES
JUNE 11, 2009**

Mr. Allen informed Councilmember Luis that no surveys had been conducted to determine how residents of that District and the Town would feel about this project in these economic times, but the CRA believed it was a good time to begin such a project.

Terry Santini, CRA member and property owner in the CRA district, remarked that the downtown area was “appalling” and she wanted the improvements.

CRA Vice-Chair Neal Kalis explained that this proposal would result in no additional tax impact on the businesses or residents. Their intent was to leverage up their money to “get something going” in the area. Ms. Santini pointed out that as the area was redeveloped, there would be a larger tax contribution to the Town.

Tula Amanna, owner of Lums Restaurant, noted that the area had declined over the past 30 years. She felt the existing Town Hall was very sad looking and was not up to standards.

Joan Kovac said that it was a matter of pride. She felt the current building was a sad excuse for a Town Hall and residents would be very proud of the new building.

Councilmember Starkey agreed that the new building would bring civic pride to the community if it were designed and sited properly. She had not been pleased with either of the two architectural designs presented. Councilmember Starkey also believed the building should be located farther to the south and not in such close proximity to the rodeo arena. In her conversations with the CRA, she believed they were not open to considering any changes. Mr. Engel explained that they had tried to be as vague as possible regarding the architecture because this meeting was not concerned with exactly what the building would look like or how it would be laid out. He added that if the building were moved, the view would be across the parking lot instead of directly at Town Hall. Mr. Engel reminded Council that the Town would be responsible only for construction of the building.

Councilmember Starkey asked if the CRA would be flexible regarding shifting the building to the south. Mr. Engel stated that this was the ideal place to build in this area, but the final site decision was up to the Town. Councilmember Starkey referred to the aerial site plan, and suggested moving the building slightly to the south. Mr. Zitofsky stated that they were very flexible regarding architectural design and indicated that these drawings were only conceptual drawings to indicate spatial composition. He believed the position of the building could be adjusted slightly, but cautioned against swapping the positions of the parking area and the Town Hall.

Councilmember Caletka asked about the parking garage. Mr. Zitofsky explained that it would be four levels so it would be hidden by the four-story building.

Ron Bergeron agreed the CRA was challenged to create economic growth and job opportunities, but cautioned the Town about analyzing cost versus benefits. He pointed out that the underground water retention proposal was very costly and he was opposed to anything that would encroach upon the rodeo grounds. Mr. Bergeron agreed that the existing Town Hall was old, but felt it could be repaired. He believed the Town could generate a long-range tax base for the community, and should not concentrate on something that would stimulate the economy for the short-term.

Mayor Paul agreed that a new Town Hall was needed and she liked the proposed location, but objected to spending tax dollars. She said that she would not object to moving the buildings farther back to provide a more park-like setting on Orange Drive so the large building did not dwarf the Woman's Club. Mayor Paul favored conducting the cost versus benefit study as a next step. She said that the Town Hall roof was currently being repaired and a company could be brought in to address the mold issues when repairs were complete.

Councilmember Caletka felt Council had a choice for funding the new Town Hall: use reserve funds or get help from the CRA. He agreed that a new Town Hall was necessary and he liked the proposed location. Councilmember Caletka added that he would support this proposal.

**TOWN COUNCIL MINUTES
JUNE 11, 2009**

Councilmember Starkey agreed that a new Town Hall was needed, and noted some of the problems in the existing building. She said that she could not support siting the building so close to the rodeo arena. Even though she did not support the project in its current state, Councilmember Starkey was willing to listen and move forward because she liked the concept.

Councilmember Luis supported the project and believed Council had to make the public understand that “this isn't coming from ad valorem taxes.” He felt if this were designed properly, it would enhance the Bergeron Rodeo Grounds. Councilmember Luis thought it would be a waste of money repairing the existing Town Hall.

Vice-Mayor Crowley supported moving forward, for the sake of Town employees.

Mayor Paul wanted to know the cost for a cost-benefit study, so Council could determine if it would be too expensive to include as part of the project. Mr. Kalis asked for clarification regarding Mr. Bergeron's request for the cost-benefit study. Mr. Bergeron reiterated that the underground water retention was very costly, and when the building was leased out, the rates must be competitive. Mr. Kalis clarified that the CRA did not intend to lease the space out to anyone else; private builders would be solicited to build out the space.

Mr. Bergeron suggested building the parking lot closer to the rodeo grounds and moving the building so it could be connected to the parking lot.

Mayor Paul reminded everyone that even in good times, there had been an inability to lease or sell space in two major developments on Griffin Road. Therefore, it was difficult to justify more development to residents.

Councilmember Luis said that the project must be large enough that it would meet the needs of the Town for a long time. Councilmember Starkey suggested another configuration for the site that would maintain the separation between the rodeo grounds and Town Hall.

There being no further business to discuss and no objections, the meeting was adjourned at 1:11 p.m.

Approved _____

Mayor/Councilmember

Town Clerk