

**JOINT ECONOMIC DEVELOPMENT
STEERING COMMITTEE
JUNE 8, 2001
8:00 A.M.**

1. ROLL CALL

The meeting was called to order at 8:10 a.m. Present were Chair Chuck Bonfiglio, Neal Kalis (arrived at 8:15 a.m.), Delia Alonso, Richard Abraham and Wayne Arnold. Also present were Economic Development Coordinator Margaret Wu and Committee Secretary Jenevia Edwards recording the meeting. Bob Boegli and Councilmembers Clark and Starkey were absent.

2. APPROVAL OF MINUTES: April 6, 2001

Mr. Arnold made a motion, seconded by Mr. Abraham, to approve the minutes of April 6, 2001. In a voice vote, with Mr. Boegli and Councilmembers Clark and Starkey being absent, all voted in favor. **(Motion carried 5-0)**

3. OLD BUSINESS

3.1 Review of Large Joint Agency Meeting

Ms. Alonso indicated that she had not attended, but she understood the meeting was lengthy. Mr. Abraham commented that he was impressed by the presentation made by Ms. Wu on economic development as well as the study. Chair Bonfiglio agreed.

Chair Bonfiglio commented that it was suggested that Committee members should peruse their statement of purpose and asked Ms. Edwards to provide a copy to each Committee member.

Mr. Kalis commented that Code Compliance Supervisor Daniel Stallone had attended the meeting and his presentation was informative. Mr. Abraham indicated that since the meeting, residents had received notices to maintain their property.

Mr. Kalis commented on the absence of the minutes of the Large Joint Agency Meeting. Chair Bonfiglio asked that copies be forwarded when they became available.

Mr. Kalis referred to the ["Walk Florida" program and identification of redevelopment areas in District 1,] that had been discussed at the previous meeting that Ms. Wu was to bring to the attention of Redevelopment Administrator Will Allen and inquired if this had been done.

4. NEW BUSINESS

4.1 Agrarian Committee

Ms. Alonso advised that the Committee was going strong and the meetings had been well attended. She explained that the Property Appraiser's office had been forwarding approval/denial letters to nurseries and other agricultural entities. Ms. Alonso explained that many residents, as well as herself had received denials. She stated that she was denied last year due to her support of Property Appraiser candidate Arthur Hurley and although she won the appeal, she was again denied this year. Ms. Alonso commented that Broward County Commissioner Lori Parrish did an excellent job at the appeal hearing.

Ms. Alonso advised that Council had created an Agricultural Advisory Board and that the Board already had two meetings.

Mr. Kalis inquired if the denial was on her total property or a portion with Ms. Alonso explaining that the portion that was denied was a portion of the house. Ms. Alonso explained the process utilized to determine what was considered farm and commented that the present rules differed from the rules of the previous year.

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4.2 Community Redevelopment Agency

Mr. Kalis advised that he had met with Ms. Wu, Mr. Allen, Mr. Abraham and Robert Shapiro to discuss the Winn Dixie site. He commented that during the last discussion, it appeared hopeful that it would be a mixed-use project involving related companies. However, recent developments indicated that LefMark would be liquidating its assets and dividing its partnership between its joint venture partner, and the property was now up for sale. Mr. Kalis commented that this was very disappointing.

Mr. Kalis advised that Mr. Shapiro was interested in executing the project and hoped that by year end he would be in a financial position to move forward. He indicated that Mr. Shapiro had been having discussions with Lennar and he had been contacted by Lisa Maxwell, Director of Redevelopment for Lennar. Mr. Kalis advised of discussions with Irv Rosenbaum at Nova Southeastern University regarding a mutual interest between the CRA and Nova concerning the redevelopment of the downtown Davie area. He indicated that Mr. Shapiro had authorized Mr. Abraham to present offers to adjoining residential property owners in order to secure option agreements. Mr. Kalis advised that a verbal commitment had been given to demolish the center within 30 days; however, based on bids from demolition companies and the Special Master's direction, this should take place within 90 days. Mr. Kalis commented that he hoped for the Committee and Council's support of condemnation if it became necessary and justifiable.

Regarding the water plant, Mr. Kalis referred to its acquisition and the type of incentives that the CRA could offer. He explained that the CRA was also examining the possibility of acquiring other properties along Davie Road that might be available and this would be discussed at the upcoming CRA meeting.

Mr. Kalis advised that the CRA was in the final stage of finalizing the installation of the decorative street and information signs. He indicated that the CRA was proceeding with the acquisition of sidewalks in the eastside neighborhood and bids would be needed for the design and construction. Mr. Kalis advised that there were two bidders, however, Mr. Allen had indicated that their costs were too high. He indicated there would be discussions at the upcoming CRA meeting whether or not to approach Habitat for Humanity with the possibility of constructing two story homes.

Concerning landscaping along Griffin Road/Davie Road, Mr. Kalis advised that there were ongoing problems with the South Florida Water Management District. He indicated that the District had recommended a settlement that appeared to have been agreed upon. However, the settlement did not meet staff's strict guidelines and the District was required to remove signal poles and landscaping. Mr. Kalis advised that Mr. Allen and Town staff were attempting to come to a resolution and would be meeting with District boardmembers.

Mr. Kalis advised that there was a problem with the Davie Road streetscape project, indicating that the project had not been completed by the contractor. He explained that the CRA was in the process of forwarding letters to the contractor and was not sure how the problem would be resolved.

Ms. Alonso inquired about the Walgreens project. Mr. Kalis advised that the CRA and Town staff had made a compromise offer to Walgreens regarding certain portions of the project which involved the parking in the front and a drive thru. In exchange, there were things that Walgreens had to do, however, Walgreens had rejected the offer. Mr. Kalis

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indicated that the decision was made by the Town and the CRA to jointly share the cost for hiring an architect to design the Walgreens site. Mr. Abraham commented that this action by the Town would set a dangerous precedence that each time a project was presented, the Town would be expected to share costs. Mr. Kalis did not agree and indicated that it was felt by everyone involved that a working relationship should be established. A lengthy discussion ensued with Mr. Kalis commenting that it was Walgreens' decision to accept or reject the offer, however, this was the demonstration of an attempt to take a positive approach to the situation.

Mr. Arnold expressed the opinion that he was in favor of any acceptable compromise reached by all parties concerned, particularly in attempting to build a tax base. He commented that the location for the Walgreens was unique and it addressed a need in the community. Mr. Abraham explained that his comment was not directed at Walgreens, but at other property owners along the Griffin Road corridor who might expect the same consideration, with Mr. Arnold responding that if that should happen, the long term benefit would outweigh the cost. Mr. Kalis commented that if the project was approved, Walgreens would be paying the cost and expressed the opinion that this was a smart economic decision. Mr. Kalis indicated that the Town was in a partnership with the development community and once this was realized by cities and towns, the concept would be better embraced and more effort would be made in attempting to make things work. Mr. Abraham commented that it was his hope that Mr. Kalis' approach would become infectious throughout the attitude of the Town's review area. Mr. Kalis responded that he believed that the Town's approach to its review process had improved. Mr. Abraham disagreed.

Ms. Alonso commented that if developers approached the Town with projects that were not in keeping with the Town's mandate, they would be rejected. She indicated that the idea was to conform and compromise to what was required.

Chair Bonfiglio agreed with Mr. Abraham and commented that he had had similar experiences with the Town. He commented that the Development Services Department had been trying to make changes and Development Services Director Mark Kutney was doing a good job.

Following a lengthy discussion regarding the attitude of staff, Mr. Arnold commented that he believed that there had been improvement in many departments.

4.3 Davie/Cooper City Chamber of Commerce

Chair Bonfiglio advised that the quarterly chairman's meeting was recently held. He stated that a website was being created that would draw the attention of the public and link the business community. Chair Bonfiglio indicated that the membership directory would be published soon and commented that the Chamber's Business Expo would be held in July. He commented that the Chamber was contemplating changing all of the old "Westfair" signs in Town to read "Davie/Cooper City Chamber of Commerce."

4.4 Davie Economic Development Council

Mr. Abraham advised that there was nothing new to report.

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4.5 Davie Merchants and Industrial Association

Mr. Arnold advised that the Davie Merchants and Industrial Association regular meeting would be held on the third Tuesday in June at the Davie Women's Club. He indicated that Councilmember Susan Starkey would be the guest speaker and he extended an invitation to the Committee members.

Mr. Arnold indicated that the August meeting would be held on the third Tuesday and Mayor Venis would give the Annual State of the Town Address.

4.6 Planning and Zoning Board

As there was no representative present, no report was made.

4.7 South Florida Education Center

As there was no representative present, no report was made.

4.8 Town Council

As there was no representative present, no report was made.

5. COMMENTS AND/OR SUGGESTIONS

There were no comments or suggestions.

6. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 9:00 a.m.

Approved: _____

Chair/Committee Member