

**TOWN OF DAVIE  
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING MINUTES  
LOCATION: TOWN COUNCIL CHAMBERS  
6591 ORANGE DRIVE  
DAVIE, FL 33314  
AUGUST 21, 2019**

**I. PLEDGE OF ALLEGIANCE**

The meeting was called to order at 6:00 p.m.

**II. ROLL CALL**

Present at the meeting were Chair Paul, Vice-Chair Luis, Board Members Caletka, Hattan and Starkey. Also present were CRA Executive Director/Town Administrator Lemack, CRA Director Holste, CRA Attorney Rayson, CRA Program Manager Ellett and Board Secretary Brewster recording the minutes.

Chair Paul mentioned she was going to move Item VI - Public Hearing up. There were no objections.

**VI. PUBLIC HEARING**

Chair Paul asked Mr. Rayson to read the item by title. He indicated the following:

**Resolution**

**2. PURCHASE AND SALE AGREEMENT - A RESOLUTION OF THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT BETWEEN THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY AND FRONTIER VILLAGE DAVIE, LLC. FOR THE CRA PARCELS LOCATED ON THE CORNER OF DAVIE ROAD AND ORANGE DRIVE KNOWN AS FOLIO NUMBERS 504127010551, 504127010552, 504127010550, 504127050020, 504127050024, 504127040680, 504127050022, 504127040700, 504127050010, AND 504127040710 AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (tabled from July 31, 2019 and June 5, 2019)**

Chair Paul asked Director Holste if he would like to present the item. Director Holste presented a power point presentation, a copy of which is attached hereto.

Board Member Starkey advised that a memo was handed out just prior to the meeting which showed a change in value for the Frontier Square Phase 1 incentive in the TCAR. She mentioned the initial incentive value went from \$1.985 to \$2.485 million.

Director Holste mentioned a scrivener's error was noticed just prior to the meeting and a corrected TCAR was provided to each of the CRA Board Members. Mr. Holste indicated the scrivener's error did not impact the other incentive figures including the total incentive package.

Board Member Caletka mentioned he was concerned as some of the businesses that have been given incentives from the CRA have not moved forward with their project. He wanted to know what remedies were in place to protect us. Mr. Holste indicated there were several remedies specified in the document and specific time-based language was in place to protect the CRA. Mr. Rayson stated that there had been many hard negotiations between the Purchase and Sale Agreement and Developer's Agreement and everyone wants the projects to succeed. Board Member Caletka mentioned he saw their attorney present and was comfortable now with the documents.

COMMUNITY REDEVELOPMENT AGENCY MINUTES  
AUGUST 21, 2019

Board Member Hattan made a motion to approve the item as revised. The item was seconded by Board Member Caletka to approve. In a voice vote, all voted in favor. (Motion carried 5-0)

**III. PRESENTATION – NONE**

**IV. APPROVAL OF CONSENT AGENDA**

Chair Paul asked for a motion to approve the Consent Agenda minus Item #2. Board Member Caletka made a motion, seconded by Chair Paul to approve. In a voice vote, all voted in favor. (Motion carried 5-0)

**MINUTES**

**Minutes**

**1. JULY 31, 2019 MEETING MINUTES**

**Resolutions**

**3. MODIFICATIONS TO GRANT APPLICATION - A RESOLUTION OF THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY APPROVING MODIFICATIONS TO THE COMMERCIAL PROPERTY IMPROVEMENT PROGRAM GRANT; AUTHORIZING THE CRA CHAIR TO EXECUTE THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chair Paul asked for a motion to approve Item 4.2 with the revisions. Board Member Caletka made a motion, seconded by Chair Paul to approve. In a voice vote, all voted in favor. (Motion carried 5-0)

**4.2 DEVELOPER’S AGREEMENT - A RESOLUTION OF THE TOWN OF DAVIE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CRA CHAIR TO EXECUTE A DEVELOPER’S AGREEMENT BETWEEN FRONTIER VILLAGE DAVIE, LLC. (“DEVELOPER”), A FLORIDA LIMITED LIABILITY COMPANY, AND THE TOWN OF DAVIE COMMUNITY REEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND POLITIC CREATED PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES, (“CRA”); PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**V. DISCUSSION OF CONSENT AGENDA ITEMS**

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

**X. CHAIR OR BOARD MEMBER COMMENTS**

Chair Paul indicated that today was a very special day with the approval of these items. Chair Paul mentioned for years, her goal was to redevelop Davie Road and it’s finally happening. She couldn’t wait to see the actual buildings.

**IX. SCHEDULE OF NEXT MEETING**

**XI. CRA DIRECTOR COMMENTS - NONE**

COMMUNITY REDEVELOPMENT AGENCY MINUTES  
AUGUST 21, 2019

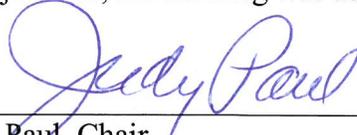
**XII. CRA ATTORNEY COMMENTS - NONE**

**XIII. ADJOURNMENT**

There being no further business to discuss and no objections, the meeting was adjourned at 6:15 p.m.

September 5, 2019

Date

  
Judy Paul, Chair  
Davie Community Redevelopment Agency

**ATTEST:**

  
Gillian Brewster, Board Secretary