BOARD OF DIRECTORS MEETING
Monday, January 28, 2019 at 6:00 p.m.
Commission Chambers
9500 W. Sample Road, Coral Springs, FL 33065

AGENDA

I. Roll Call – J. Walsh, Chairman
II. Moment of Silence – J. Walsh, Chairman
III. Pledge of Allegiance – J. Walsh, Chairman
IV. Citizens’ Comments – J. Walsh, Chairman
V. Special Announcements and Comments – J. Walsh, Chairman
VI. Approval of Meeting Summaries – J. Walsh, Chairman
   – July 23, 2018
   – September 24, 2018
VII. CRA Commercial Enhancement Grant Application – D. Lima, CRA Administrator
    – 9600 W. Sample Road (Request to Approve)
    – Benjamin Moore Paints (Request to Extend)
VIII. Sunset Yoga – D. Lima, CRA Administrator
      (Request to Ratify Agreement)
IX. Carryforward Resolution – D. Lima, CRA Administrator
    (Request to Approve)
X. CRA updates:
   – Innovate Downtown March 1st
   – Public Art Committee
   – Upcoming Commission Workshop Items
   – Downtown Core Redevelopment
XI. Other Business – J. Walsh, Chairman
XII. Adjournment – J. Walsh, Chairman

Note: Next CRA Board Meeting Monday, February 25, 2019 at 6:00 pm

Attachment(s) to January 28, 2019 Agenda:
All items from VI to X have attachments.
Board Chair John Walsh called the meeting to order at 2:00 p.m. The meeting was held in the Everglades Room, City Hall, 9500 West Sample Road, Coral Springs, Florida. City Clerk Debra Thomas called the roll of Board Members.

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Walsh, Chair</td>
<td>Present</td>
</tr>
<tr>
<td>Board Member Elissa Harvey</td>
<td>Present</td>
</tr>
<tr>
<td>Board Member Lorna Brown-Burton</td>
<td>Present</td>
</tr>
<tr>
<td>Board Member David Harper</td>
<td>Present</td>
</tr>
<tr>
<td>Andrew Kasten, Vice Chair</td>
<td>Present</td>
</tr>
<tr>
<td>Board Member Allan Koch</td>
<td>Present</td>
</tr>
<tr>
<td>Board Member William Vasquez</td>
<td>Present</td>
</tr>
</tbody>
</table>

Also in attendance were:
- Vanessa Steinerts, CRA Counsel
- Danielle Lima, CRA Administrator
- Donna Kim-Brand, Facilitator
- Paulina Corrales, CRA Intern

All persons in attendance rose for the recitation of the Pledge of Allegiance.

Donna Kim-Brand, owner of Gamechanger Thinking acted as facilitator for the Board Workshop. Danielle Lima and Paulina Corrales provided an overview of the Business Plan Initiatives. The agenda allotted time slots for specific discussion, including a working dinner.

- Overview of the Workshop Process
- Exploring, Designing & Prioritizing CRA Focus Areas for Fiscal Year 2019 and Beyond
- Summing Up and Recommendations: Confirming CRA Fiscal Year 2019 Initiatives

The Board worked with the Facilitator to prepare the Fiscal Year 2019 initiatives. The final product would appear before the Community Redevelopment Agency Board for official adoption.

There being no additional business, the meeting adjourned. The next CRA Board Meeting will be Monday, August 27, 2018 at 6:30 p.m.
Board Chair John Walsh called the meeting to order at 6:30 p.m. The meeting was held in the Commission Chambers, City Hall, 9500 West Sample Road, Coral Springs, Florida. City Clerk Debra Thomas called the roll of Board Members.

Also in attendance were:
Vanessa Steinerts, CRA Counsel
Debra Thomas, City Clerk
Susan Hess Krisman, Director, Dev. Services
Danielle Lima, CRA Administrator
Joshua Rak, Bermello Ajamil & Partners

All persons in attendance rose for the recitation of the Pledge of Allegiance.

1. Citizens’ Comments – Two people spoke from the audience and not at the microphone. Their comments were not audible.

2. Special Announcements and Comments – There were no special announcements.

3. Approval of Meeting Summary: August 27, 2018 meeting

ACTION: Board Member Harvey moved, seconded by Board Member Harper, to accept the meeting minutes of August 27, 2018. The motion was approved unanimously (6-0).

4. Urban Design Guidelines and Master Parking Redesign – Joshua Rak of Bermiello Ajamil and Partners provided an overview of his findings. [The slide presentation is included in the permanent meeting backup file.] Mr. Rak has been working with City staff on the scope of work which is the redesign of the master parking area and the urban design guidelines for the CRA area. The presentation demonstrated their work to date. The Master Parking design included four options and a comparison summary of those options. The highlights from the merchants meeting on July 18, 2018 were included in the slide presentation, along with the Design Guidelines document outline. Mr. Rak expected to have a draft of the document within a week or two and would include the Board’s and Merchants’ comments resulting in one unified Option for approval by the CRA. The Board spent significant time discussing all the options.

5. First Amendment to the Agreement with Bermello Ajamil and Partners – The purpose of the first amendment is to have a general idea of the costs for the options presented in Item 4. The information would be used during deliberations when choosing a final option. The amendment would allow the firm to prepare an order of magnitude opinion of probable costs because the construction documents do not exist at this time. The original contract was $27,800. The additional cost will depend on the number of options to be researched.

ACTION: Vice Chair Kastner moved, seconded by Board Member Brown-Burton, to approve the first amendment to the agreement with a recommendation to review Options A, B and C. The motion was approved unanimously (6-0).
6. Revised Agreement with the City for Funding of the Farmers Market – The agreement was previously approved. CRA Attorney Steinerts explained there was a change in funding language as requested by the City. The original language was “minimum funding not to exceed $2,500” and the City requested the language state “there will be $2,500 provided toward the funding” without discussion of minimum amount or not-to-exceed amounts. There is a revision to allow the City Manager to sign the revised agreement.

**ACTION:** Vice Chair Kasten moved, seconded by Board Member Harvey, to approve the revised agreement. The motion was approved unanimously (6-0).

7. Agreement with the City for Funding of Holiday/Event Lighting Around Live Oak Trees in the City Hall Lawn – The agreement would allow for holiday lighting in the trees around the lawn to enhance the event season beginning in October through March. It is on City property and the CRA must provide an Interlocal agreement with the City that the CRA will provide the funds for the City to contract with the vendor, or have a license agreement where the City would authorize the CRA’s contractor to go on City property and install the lighting.

**ACTION:** Board Member Koch moved, seconded by Board Member Brown-Burton, to approve agreement with the City and authorize the payment of $1,565. The motion was approved unanimously (6-0).

8. License Agreement for Use of City Property – The agreement will allow programming to keep the ArtWalk active. Programming includes the Farmers Market and Sunset Yoga. The agreement also allows the sculpture on the City’s lawn and allows CRA contractors to be on the ArtWalk. The agreement exhibits show general areas to be used by the CRA. If there are revisions to the agreement, the exhibits, they will be reviewed by the CRA administrator and counsel before approved and added to the agreement. The request this evening is for approval of the concept of having the agreement in place subject to further revision.

**ACTION:** Board Member Koch moved, seconded by Board Member Brown-Burton, to approve the license agreement with the City. The motion was approved unanimously (6-0).

9. Other Business – The Board Members discussed the new setting for the meeting.

10. Adjournment

There being no additional business, the meeting adjourned at 8:20 p.m. The next CRA Board Meeting will be Monday, September 24, 2018 at 6:30 p.m.
Applicant

Name: David Harari
Address: 9600 W Sample Road
Coral Springs, FL 33065
Contact Name: David Harari Phone Number: 786-252-4143
Email: daveharari@gmail.com Fax Number:
Legal Form: Corporation: Profit ☒ Partnership ☐ Sole Proprietorship ☐ Non-Profit ☐
In which State are the incorporation and/or organization documents filed?
FL
Tax Identification Number: EIN: 83-1126991

Building/Business to Be Improved

Name: 9600 W Sample Road
Address: 9600 W Sample Road
Coral Springs, FL 33065
Legal Description: SEE ATTACHED
Property Tax Parcel Number: 484121040240 & 484121040260

Owner of Property (if not applicant)

Name:
Contact Name:
Address:
Zip
Phone Number(s):

Staff Use Only: Application Approved (Y/N) Date: By:

CRA Commercial Enhancement Grant Program - Page 1 of 5 Updated on 5/1/2018
4. AUTHORIZATION TO UNDERTAKE WORK
If the applicant is not the owner of the property, provide written evidence in the form included on page 5 of this application that the owner authorizes this work to be undertaken.

5. BRIEF DESCRIPTION OF PROPOSED EXTERIOR IMPROVEMENTS

Exterior Paint

Assistance is requested to complete the following improvements (check all that apply):

____ Doors and Windows (front only)  Cost of Project: $____
____ Lighting (____ front / ____ rear)  Cost of Project: $____
____ Landscaping (____ front / ____ rear)  Cost of Project: $____
____ Enclosures (rear only)  Cost of Project: $____
____ Signs (front only)  Cost of Project: $____
____ Painting (entire exterior)  Cost of Project: $____

TOTAL PROJECT COST: $30,500.00

6. ESTIMATED COST OF WORK FROM BIDS RECEIVED (Applicant may make multiple copies of this page if the applicant is acting as their own General Contractor and more than one type of work is being performed. List each type of work separately under item 5 and enter the required bids below.)

Bid #1:

Company Name: J & M Professional Paint Corp
Contact Name: Jose Revuelta
Contact Phone Number: 305 968 2227
Bid Amount for Total Work: $30,500.00

Bid #2:

Company Name: David Walker Painting LLC
Contact Name: David Walker
Contact Phone Number: 954 573-5457
Bid Amount for Total Work: $45,000.00

7. SOURCE(S) OF ADDITIONAL FUNDING


8. INVESTMENT VALUE OF WORK BEING PERFORMED BY APPLICANT
Include the total cost estimate of all work being performed at the business, both exterior and any interior improvements being made. $350,000.00
8. ACKNOWLEDGEMENTS

☑ I have read and understand the program guidelines and criteria.
☑ The business and the property are current on all local, state and federal taxes.
☑ The business and the property does not have outstanding judgment liens, code violations, delinquent taxes, water bill, and/or be exempt from ad valorem property taxes.
☑ I understand that final approval must come from all City departments concerned with any improvement and that award of the grant by the CRA does not guarantee approval of the project. The applicant must meet all City requirements and codes.

Please Attach the Following:

☑ Copy of executed commercial lease OR warranty deed.
☑ Complete description of project (include samples of paint chips, materials used, etc.).
☐ Detailed budget for entire renovation project and all associated plans and renderings.
☐ Verification of approved site plan modification application from City of Coral Springs.
☐ Photographs of the existing conditions of the property.
☐ Executed Program grant agreement.
☑ Two professional estimates for all work to be completed under the grant request (FL licensed).
☐ Proof of current property taxes, both City and County.
Special Warranty Deed

This Special Warranty Deed made this _3_ day of August, 2018 between SAMPLE OFFICE, LLC, a Florida limited liability company whose post office address is 1912 S. Ocean Dr., Ste. 2020, (PH1), Hallandale Beach, FL 33009, grantor, and EDEN SAMPLE LLC, a Florida limited liability company whose post office address is 3363 NE 163rd Street, Suite 801, North Miami Beach, FL 33160, grantee:

(Whenever used herein, the term grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Parcel Identification Number: 48412104-0240 & 48412104-0260

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Ross M. Howard

[Signature]
Witness Name: Debra M. Johnson

SAMPLE OFFICE, LLC, a Florida limited liability company
By: M.C. Seaview Investments, Inc., a Florida corporation
Its: Authorized Member

By:
Michael Sochaczewski, its Vice President
(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 24th day of August, 2018 by Michael Sochaczewski, Vice President of M.C. Seaview Investments, Inc., a Florida corporation, the Authorized Member of SAMPLE OFFICE, LLC, a Florida limited liability company. He [ ] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida

Printed Name: Debra M. Johnson

My Commission Expires:

[Notary Seal]

DEBRA M. JOHNSON
MY COMMISSION # FF R0275
EXPIRES: May 10, 2020
Bonded Time Bounded Notary Services
EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

Lots 24 and 25, less the North 65 feet thereof, and Lot 28, Block B of CORAL SPRINGS, CITY CENTER COMMERCIAL, SECTION TWO, according to the Plat thereof as recorded in Plat Book 63, Page 43, of the Public Records of Broward County, Florida.

and

Lot 26, less the North 65 feet thereof, and Lot 27, Block B of CORAL SPRINGS, CITY CENTER COMMERCIAL, SECTION TWO, according to the Plat thereof as recorded in Plat Book 63, Page 43, of the Public Records of Broward County, Florida.

Folio #'s: 484121040240 and 484121040260
EXHIBIT "A"
LEGAL DESCRIPTION OF REAL PROPERTY

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And

Lot 26, less the North 65 feet thereof, and Lot 27, Block B of CORAL SPRINGS, CITY CENTER COMMERCIAL, SECTION TWO, according to the Plat thereof as recorded in Plat Book 63, Page 43, of the Public Records of Broward County, Florida.
01/08/2019

City of Coral Springs – CRA
C/O Danielle Cohen Lima
9500 West Sample Road
Coral Springs FL 33065

Re: Commercial Enhancement Grant Program

To whom it may concern,

On behalf of Eden Sample LLC, owner of 9500 West Sample Road, Coral Springs FL 33065, we would like to apply for the Commercial Enhancement Grant Program. We have recently acquired this building and intend on holding this asset for the long term. Our intentions are to cosmically renovate the building as it has not been properly maintained for many years through previous owners. With the amount of great activity happening in the Core of Coral Springs, we believe this building should be modernized and retrofitted to a nice A-/B+ office building.

The goal is to begin with the exterior of the property and slowly work our way inside. Our immediate plans are to paint the exterior of the building in a white/grey (modern) color as well as enhance the landscape surrounding the building. This will give the clients, tenants, and customers a warmer environment and appealing building with their business and visits.

We appreciate the support and help of the Community Redevelopment Agency and hope to work closely in the near future on bettering the community and its surrounding businesses.

Thank you and looking forward to completing this objective.

Sincerely

David Harari
Manager
Eden Sample LLC
daveharari@gmail.com
(786) 252-4143
Gables Construction Group, Corp.
1200 Anastasia Ave #207
Coral Gables, FL 33134
P 305 459 1177
F 305 459 1177

Licensed & Insured CGC 1523183

9600 West Sample Road
Coral Springs, FL 33065

Re: 9600 West Sample Road

Thank you for the opportunity to bid on your commercial business. We are pleased to submit the following price for the completion of the work as per visual inspection of property located at 9600 West Sample Road. Pricing is based on the attached schedule of values with estimated allowances. Any additional work outside the scope will be charged at an additional 20% above cost for supervision, overhead and profit. Any additions or changes shall be approved by owner in writing.

Contract Amount: $247,677.75

In the above price we have included all labor, material and equipment necessary to complete the following scope of works.

**EXTERIOR:**
- Pavers
- Lights
- (1) Flush mount; (6) Directional Lights; (25) 2x4 Ext Lights; (8) Spot lights; (3) Ceiling mount lights

**1st FLOOR**
- Tile
- Baseboard
- Door casing
- (52) LED Hi-hat trims & bulbs

**2nd FLOOR**
- Tile
- Carpet
- LED Lights: (9) 2x2, (4) 2x4
- Baseboards
- Bathroom Tile

www.GablesConstructionGroup.com
Gables Construction Group, Corp.
1200 Anastasia Ave #207
Coral Gables, FL 33134
O 305 459 1177
F 305 459 1177
Licensed & Insured CSC 1592181

3rd FLOOR
- Tile
- Carpet
- Baseboards
- Casing
- Bathroom
- LED Lights: (11) 2x2, (4) 2x4

4th FLOOR
- Tile
- Carpet
- Baseboards
- Casing
- Bathroom Tile
- LED Lights: (11) 2x2, (4) 2x4

5th FLOOR
- Tile
- Carpet
- Baseboards
- Casing
- LED Lights: (13) 2x2, (4) 2x4

Site Conditions:
- Garbage Containers: Estimated $5,000.00 in containers billed as used
- Temp Toilet: $550.00 Billed as used

Items included:
- 2x2 Acoustical Ceiling tile approx. 4723 sqft. $14,169.00
- Contractor Insurance $3,500.00
- Carpet (214 Sqyd. Remove, disposal and installation new carpet glue down $4,605.28
- Cabinets (Vanities includes tops) Allowance $14,000.00
- Commercial washroom accessories Allowance $17,157.68
- Drywall-Skin Coat Existing common areas walls $21,500.00
- Driveway (Remove existing pavers & install new paver 960 sqft) $4,800.00
- Electrical Allowance $15,180.00 – installation of high hats, 2x2 & 2x4 lighting & exterior lights $10,878.00
Gables Construction Group, Corp.
1200 Anastasia Ave #207
Coral Gables, FL 33134
O 305 459 1177
F 305 459 1177

Licensed & Insured CCB 1522181

- Equipment rental $1,500.00
- Final cleaning & rough cleaning $6,500.00
- Landscaping (Allowance) $15,000.00
- Management Fee 15% $32,305.79
- Misc. Work $2,500.00
- Millwork (Flat Baseboards and casing) $4,109.00
- Painting $48,682.00
- Railings (Alum Gate) $3,500.00
- Tile Demo (1493 sqft.) $1,493.00
- Tile floor Material Allowance @ $4.00 approx 1493 sqft $5,972.00
- Tile floor installation allowance @ $4.00 approx 1493 sqft $5,972.00
- Tile (Bathroom Material Allowance @ $4.00 approx 1088 sqft $4,352.00
- Tile (Bathroom Installation @ $4.00 approx 1088 sqft $4,352.00

**Exclusions:**
Permits, subcontractors permits, permit running
Architect, Engineers, special inspector’s fees, surveyor, concrete testing, density test
If applicable, Asbestos/Lead survey, and/or Removal of any haz-mat (i.e., Freon, PCB’s, lead etc)
Decorative light fixtures and low voltage work not included in the above
Irrigation
FPL fees, impact fees, MDWS fees and Temp meter
Any item not detailed in scope of work

We appreciate the opportunity you have given us and we look forward in working with you. Should you have any questions, feel free to contact us.

Sincerely,

Alberto Díaz
President

www.GablesConstructionGroup.com
<table>
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<tr>
<th>SCOPE OF WORK</th>
<th>ACTUAL</th>
<th>Estimated</th>
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<tr>
<td>A/C RELOCATION</td>
<td>$-</td>
<td>$14,169.00</td>
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<tr>
<td>2 X 2 ACUSTICAL CEILING TILE APPROX 4723 SQFT</td>
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<td>$-</td>
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<tr>
<td>CONTRACTOR INSURANCE</td>
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<td>CARPET (214 SQYD REMOVE, DISPOSAL AND INSTALLATION NEW CARPETGLUE DOWN)</td>
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<td>CABINETS (VANITIES INCLUDES TOPS)</td>
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<td>COMMERCIAL WASHROOM ACCESSORIES ALLOWANCE</td>
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<td>GARBAGE CONTAINER/BILLED AS USED</td>
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<td>DRYWALL (REFINISH EXISTING DRYWALL)</td>
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<td>DRIVEWAY (REMOVE EXISTING PAVERS &amp; INSTALL NEW PAVER 960 SQFT)</td>
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<td>ELECTRICAL ALLOWANCE</td>
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<td>ELECTRICAL (lighting fixtures ) ALLOWANCE</td>
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<td>LANDSCAPING (ALLOWANCE)</td>
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<td>MANAGEMENT FEE 15%</td>
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<td>MISC WORK</td>
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<tr>
<td>MILLWORK (FLAT BASBOARDS AND CASING)</td>
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<td>PAINTING</td>
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<td>TEMP TOILET</td>
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<td>TILE DEMO (1493 SQFT)</td>
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<td>$1,493.00</td>
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<tr>
<td>TILE FLOOR MATERIAL ALLOWANCE @ $4.00 APPROX 1493 SQFT</td>
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<td>$5,972.00</td>
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<td>TILE FLOOR INSTALLATION ALLOWANCE @ $1.00 APPROX 1493 SQFT</td>
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<td>$5,972.00</td>
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<tr>
<td>TILE (BATHROOM MATERIAL ALLOWANCE @ $4.00 APPROX 1088 SQFT</td>
<td>$-</td>
<td>$4,352.00</td>
</tr>
<tr>
<td>TILE (BATHROOM INSTALLATION @ $ 4.00 1088 SQFT)</td>
<td>$-</td>
<td>$4,352.00</td>
</tr>
</tbody>
</table>

**Total Construction Cost** $247,677.75
# Paint Color Application

**Owner/Applicant Information**

Date Filed: 

Owner/Applicant Name(s): David Harari

Address: 9600 W Sample Rd, Coral Springs, FL

Telephone: 786-252-4143

E-mail: daveharari@gmail.com

Subdivision/Complex Name: 9600 W Sample Road

Owner/Applicant’s Signature:

Homeowner Association? □ Yes □ No  If Yes, please consult with your HOA for their approval.

**CHECK ONE:**

☐ SINGLE FAMILY  ☐ SEMI-ATTACHED  ☐ "MULTI-FAMILY"

☐ DUPLEX  ☐ THREE & FOURPLEX  ☐ "COMMERCIAL/INDUSTRIAL"

*For Existing Multi-Family, Commercial and Industrial buildings, photographs (in JPEG file) of the building and any adjacent buildings are required with the application submittal.

## PAINT COLORS

<table>
<thead>
<tr>
<th>Paint Distribution</th>
<th>City’s Paint Code (Example: 70YR 57/070)</th>
<th>Your Paint Brand Name (Example: Sherwin-Williams)</th>
<th>Your Paint Brand Code and Color Name (Example: SW6099 Sand Dollar)</th>
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</thead>
<tbody>
<tr>
<td>Base Color</td>
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<tr>
<td>Secondary (Max. 25% of wall surface)</td>
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<td></td>
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<tr>
<td>Trim (Contrast with base)</td>
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<td></td>
<td></td>
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<tr>
<td>Roofs</td>
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<tr>
<td>Wall</td>
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<tr>
<td>Garage Door</td>
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<td></td>
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<tr>
<td>Front Door</td>
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<td></td>
<td></td>
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<tr>
<td>Other</td>
<td></td>
<td></td>
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</tbody>
</table>

If you’re hiring someone to do the work:

Company Name: J & M Professional Paint Corp  Telephone: 305-968-2227

Contractor's Name (print): Jose Revuelta

**PAINTING SHALL BE COMPLETED WITHIN SIXTY (60) DAYS FROM APPROVAL DATE**

(Office Use Only)

## Community Development Approval:

Approved by:  Date: 
CERTIFICATION BY APPLICANT

Please read the section below carefully. After you have read the program guidelines for the requested funding assistance program, sign the form below and submit your completed application to the CRA office.

I, the undersigned, being a principal of the business applying for funding assistance from the Coral Springs Community Redevelopment Agency, hereby certify that the business represented herein is a legally operating business and is or will be located within the Downtown Merchants Pilot Program Area in the City of Coral Springs Community Redevelopment Area.

I understand that this application is not a guarantee of assistance. Should my application be approved, I understand that I am committing to completing the project I have represented in this application, and to obtaining a Certificate of Occupancy or the necessary satisfactory inspection notices signifying that any improvements have been done in accordance with city ordinances and codes. I agree to maintain a valid Coral Springs business tax receipt at all times, and to obtain all necessary City approvals prior to beginning any work. I understand that a failure to do so may jeopardize my ability to receive CRA funding under any funding assistance program.

I understand that any proposed improvement project as represented in this application must receive CRA board approval before any construction begins in order to be eligible for reimbursement.

I understand and agree that neither the CRA nor the City assume responsibility or liability to me or any other part for any action or failure of any contractor or other third party and in no way guarantee any work to be done or material to be supplied. I further agree to hold the CRA and the City harmless from and indemnify them for and against any and all claims which may be brought or raised against the CRA, the City, or any of its officers, representatives, agents or agencies regarding any matters relevant to the participant obligations under the Program.

I have read the program guidelines in their entirety and by signing below accept the terms of the program. I understand that if this application is incomplete, contains false information or is not accompanied by the necessary documents, it will not be processed.

[Signature]

Applicant Signature

[Date]

Date

Please return a copy of this completed application along with any supporting documents to the address below:
Coral Springs Community Redevelopment Agency (CRA)
9500 W. Sample Road
Coral Springs, FL 33065

For additional information please contact:
Danielle Lima
CRA Administrator
Phone: 954-344-1121
Email: dlima@coralsprings.org
Commercial Enhancement Grant Program
Property Owner Authorization

I, ____________________________, understand that ____________________________, a leaseholder of my property located at ____________________________, is considering improvements under the City of Coral Springs Community Redevelopment Agency Commercial Enhancement Grant Program, hereinafter referred to as “Program.” For the purposes of this authorization, hereinafter the Community Redevelopment Agency shall be referred to as “CRA” and the City of Coral Springs as “City”.

I have received and reviewed the Program guidelines and reviewed the application submitted by my tenant. I agree to permit the proposed improvements to my building. I understand that I am not financially responsible to complete these improvements under the Program.

I understand and agree that neither the CRA nor the City assume responsibility or liability to me or any other part for any action or failure of any contractor or other third party and in no way guarantee any work to be done or material to be supplied.

I further agree to hold the CRA and the City harmless from and indemnify them for and against any and all claims which may be brought or raised against the CRA, the City, or any of its officers, representatives, agents or agencies regarding any matters relevant to the participant obligations under the Program.

I assure the CRA and the City that the tenant holds a valid lease with no expiration pending within the next twenty-four months following the date of application for Program funding. I assure that the property does not have outstanding judgment liens, code violations, delinquent taxes, water bill, and/or be exempt from ad valorem property taxes.

I have read the above statements and acknowledge that they are true and complete to the best of my knowledge. I have no objection to the applicant pursuing the proposed improvements project, and I authorize the leaseholder to make the proposed improvements under the provisions of the Program.

______________________________
Property Owner Signature

______________________________
Date

STATE OF FLORIDA
COUNTY OF ____________________________

The foregoing instrument was acknowledged before me this ______ day of ______, 20__

______________________________
by ________________________________, who is personally known to me or who has produced ____________________________ as identification.

______________________________
Notary Public
# Quote

**J&M Professional Painting Corp.**

*Your Satisfaction is Our Priority*

1755 SW 21 Ave  
Miami, FL 33145  
Phone (305)968-2227  
Fax (305)858-2561

<table>
<thead>
<tr>
<th>SALESPERSON</th>
<th>JOB</th>
<th>PAYMENT TERMS</th>
<th>PAINT BRAND ###</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jose E. Revuelta</td>
<td>EDEN SAMPLE LLC - 9600 West Sample Rd, Coral Spring, FL</td>
<td>3 Payments (Initial Deposit 40%, 80% Completion 40%, Final 20%)</td>
<td>Sherwin-Williams/PPG</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CODE</th>
<th>STEP BY STEP DETAILED DESCRIPTION</th>
<th>LINE TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Pressure Cleaner</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Entire Building</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Primer (1 coat)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Caulk application (If Necessary)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Repair small cracks on walls</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Paint (2 coats)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Building Walls</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Metal door</td>
<td></td>
</tr>
</tbody>
</table>

Includes
- Labor
- Material (Primer/Paint/Caulk)
- Lift (60°F)

Not Included
- Permits

Job Specifications
- No cars parked around the building during job days (8AM - 5PM)

**APPROXIMATE TIME OF COMPLETION:** 4-5 Weeks

*Not including days missed due to bad weather, natural disasters, lift mechanical failures, and issues out of my control.

**Deposit payment must be made 1 day before due date and no more than 2 days late of due date. Missed deposit payments can cause additional delay in time of completion.

Any additional work after initial quote would be quoted separately

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Deposit 40%</td>
<td>$12,200.00</td>
</tr>
<tr>
<td>80% Completion (Paint 1st Coat) 40%</td>
<td>$12,200.00</td>
</tr>
<tr>
<td>Final 20%</td>
<td>$6,100.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$30,500.00</strong></td>
</tr>
</tbody>
</table>

Authorized Signature
David Walker Painting

LLC.

1001 SE 3rd Street
Deerfield Beach, FL 33441
954-373-5457 / 776-969-5120

Contract Proposal

For:

Eden Sample Bldg
9600 Sample Rd.
Coral Springs, FL 33065
Exterior Painting:

Power wash entire exterior of the building prior to painting
Preparation prior to painting:
All cracks on exterior of building shall be filled and sealed with poly
Acrylic sealer per code
Entire exterior of the building shall be primed with tinted base
Primer/sealer specific to finish color of paint
Finish coat of paint on entire building including rooftop elevator shaft
and ac unit
*Boom lift needed insurance binder included with signed contract
Price includes labor and ALL MATERIALS
Costs for permits shall be the responsibility of the Building owner listed
on the contract

Deposit required: $22,500.00
Amount due upon completion +$22,500.00

Total cost labor and materials = $45,000.00

We take the up most care and responsibility in the quality and integrity of
all of our work
All personal working on this job-site shall be fully insured and
Responsible for the above mentioned building mentioned above.
Note:

** All paint materials used will be Sherwin Williams Paints and be installed using Sherwin Williams Pro Paint Specifications
*** Customer responsible for choice of color for paint, provide water, electric, and bathroom access

David Walker Painting LLC

Customer’s Signature

Date 10-29-18
### Real Estate

**Broward County, Florida 2017**

**Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

<table>
<thead>
<tr>
<th>Account Number</th>
<th>Scrow Code</th>
<th>Assessed Value</th>
<th>Exemptions</th>
<th>Taxable Value</th>
<th>Millage, Code</th>
<th>See Below</th>
</tr>
</thead>
<tbody>
<tr>
<td>484121-04-0240</td>
<td></td>
<td>396,000</td>
<td></td>
<td>396,000</td>
<td>20.4354</td>
<td>8,213.15</td>
</tr>
</tbody>
</table>

If you no longer have a mortgage or have acquired the property without financing or escrow, contact the Tax Collector’s Office at 954-331-4000, and pay the taxes due at browardcounty-taxes.com.

**Sample Office LLC**

1912 S Ocean Dr Ste 2020 (Ph1)

Hollywood Beach, FL

33019

**AD VALOREM TAXES**

<table>
<thead>
<tr>
<th>Taxing Authority</th>
<th>Mill Rate</th>
<th>Assessed Value</th>
<th>Exemption Value</th>
<th>Taxable Value</th>
<th>Taxes Levied</th>
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<tr>
<td>Broward County Government</td>
<td>5.4623</td>
<td>396,000</td>
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<td>396,000</td>
<td>2,163.07</td>
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<tr>
<td>Voted Debt</td>
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<td>396,000</td>
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<td>81.85</td>
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<tr>
<td>General Fund</td>
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<td>414,460</td>
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<td>Capital Outlay</td>
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<td>414,460</td>
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<td>621.69</td>
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<td>Voter Approved Debt Levy</td>
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<td>414,460</td>
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<td>Community Services</td>
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<td>396,000</td>
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<tr>
<td>Okeechobee Basin</td>
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<td>396,000</td>
<td>54.81</td>
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<td>SO Florida Water Management</td>
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<td>50.49</td>
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<td>North Broward Hospital</td>
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<td>Children's Svcs Council of Broward</td>
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<td>City of Coral Springs</td>
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<td>FL Inland Navigation</td>
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**Total Millage** 20.4354

**Total AD Valorem Taxes** 8,213.15

**Non-Ad Valorem Assessments**

<table>
<thead>
<tr>
<th>Levyng Authority</th>
<th>Levyng Authority Phone</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Sunshine Drainage 1</td>
<td>Phone</td>
<td>235.60</td>
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</tbody>
</table>

**Combined Taxes and Assessments** 8,448.75

**Real Estate**

**Broward County, Florida 2017**

**Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments**

This is an informational notice only. If you believe you have received this notice in error, please contact us at 954-331-4000.

This is a statement only about your assessment and tax. Your tax bill has been sent to your escrow agent for payment. See reverse side for important information.

**Sample Office LLC**

1912 S Ocean Dr Ste 2020 (Ph1)

Hollywood Beach, FL

33019

**Account Number**: 484121-04-0240

**IF PAID BY**

**PLease Pay**

<table>
<thead>
<tr>
<th>Date</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Nov 30, 2017</td>
<td>$8,110.80</td>
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<tr>
<td>Dec 31, 2017</td>
<td>$8,195.29</td>
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<tr>
<td>Jan 31, 2018</td>
<td>$8,279.77</td>
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<tr>
<td>Feb 28, 2018</td>
<td>$8,364.26</td>
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<tr>
<td>Mar 31, 2018</td>
<td>$8,448.75</td>
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**Your Bill Has Been Forwarded To Your Escrow Agent:**

NorthMarq Capital, Inc.
<table>
<thead>
<tr>
<th>ACCOUNT NUMBER</th>
<th>ACCOUNT DESCRIPTION</th>
<th>FY2019 ADOPTED BUDGET</th>
</tr>
</thead>
<tbody>
<tr>
<td>150 - 4000-...</td>
<td>TIF-CITY OF CORAL SPRINGS</td>
<td>$3,233</td>
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<tr>
<td>150 - 4000-...</td>
<td>TIF-NO BROWARD HOSPITAL DIST</td>
<td>($292)</td>
</tr>
<tr>
<td>150 - 4000-...</td>
<td>TIF-BROWARD COUNTY</td>
<td>($3,433)</td>
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<tr>
<td>150 - 4000-...</td>
<td>TIF-CHILDREN'S SERVICES</td>
<td>($26,361)</td>
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<tr>
<td>150 - 4000-...</td>
<td>INTEREST/PROFIT ON INVEST</td>
<td>($3,500)</td>
</tr>
<tr>
<td>150 - 4000-...</td>
<td>NISQ REVENUES</td>
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<tr>
<td>150 - 4000-...</td>
<td>SPONSORSHIPS</td>
<td>($5,000)</td>
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<tr>
<td>150 - 4000-...</td>
<td>APPROPRIATED FUND BALANCE</td>
<td>($198,619)</td>
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<td>($765,636)</td>
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<td>ACCOUNT NUMBER</td>
<td>ACCOUNT DESCRIPTION</td>
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<tr>
<td>150 - 5100-...</td>
<td>REGULAR SALARIES</td>
<td>$15,999</td>
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<td>150 - 5100-...</td>
<td>TEMPORARY</td>
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<td>150 - 5300-...</td>
<td>PERFORMANCE INCENTIVE</td>
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<td>PERSONAL SERVICES</td>
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<tr>
<td>150 - 5320-...</td>
<td>F.L.C.A.</td>
<td>4,276</td>
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<td>150 - 5320-...</td>
<td>ICMA 4011A - GENERAL</td>
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<td>150 - 5320-...</td>
<td>DISABILITY - LONG TERM</td>
<td>209</td>
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<td>150 - 5320-...</td>
<td>HEALTH PLAN ALLOCATION</td>
<td>12,820</td>
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<tr>
<td>150 - 5340-...</td>
<td>LIFE INSURANCE ALLOCATION</td>
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<td>150 - 5340-...</td>
<td>WORKERS' COMP. ALLOCATION</td>
<td>2,033</td>
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<td></td>
<td>BENEFITS</td>
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<td>150 - 5320-...</td>
<td>LEGAL SERVICES</td>
<td>45,000</td>
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<tr>
<td>150 - 5320-...</td>
<td>ARCHITECTURE / PLANNING</td>
<td>50,000</td>
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<tr>
<td>150 - 5320-...</td>
<td>LOBBYIST</td>
<td>1,000</td>
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<td>150 - 5320-...</td>
<td>OTHER PROFESSIONAL SVCS</td>
<td>135,020</td>
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<td>ENGINEERING</td>
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<td>150 - 5320-...</td>
<td>PROPERTY MAINTENANCE</td>
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<td>150 - 5320-...</td>
<td>APPRAISALS</td>
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<tr>
<td>150 - 5320-...</td>
<td>ACCOUNTING AND AUDITING</td>
<td>18,420</td>
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<td>150 - 5320-...</td>
<td>PAYROLL</td>
<td>25,000</td>
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<td>150 - 5320-...</td>
<td>AUTO ALLOWANCE</td>
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<tr>
<td>150 - 5320-...</td>
<td>TRAVEL / MEALS / LODGING</td>
<td>3,500</td>
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<tr>
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<td>COMMUNICATIONS COST</td>
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<td>150 - 5320-...</td>
<td>POSTAGE</td>
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<td>150 - 5320-...</td>
<td>INSURANCE PREMIUMS</td>
<td>4,591</td>
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<td>150 - 5320-...</td>
<td>GROUNDS</td>
<td>2,014</td>
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<tr>
<td>150 - 5320-...</td>
<td>PAINTING &amp; BINDING</td>
<td>1,500</td>
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<tr>
<td>150 - 5320-...</td>
<td>PROMOTIONAL ACTIVITIES</td>
<td>23,647</td>
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<td>150 - 5320-...</td>
<td>ADVERTISMENTS</td>
<td>7,090</td>
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<td>150 - 5320-...</td>
<td>SPECIAL EVENTS</td>
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<tr>
<td>150 - 5320-...</td>
<td>CHILDREN'S SERVICES BROWARD</td>
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<tr>
<td>150 - 5320-...</td>
<td>SPECIAL DISTRICT FEE</td>
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<td>150 - 5320-...</td>
<td>OFFICE SUPPLIES</td>
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<td>150 - 5320-...</td>
<td>MEETING EXPENSES</td>
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<td>150 - 5320-...</td>
<td>MEMBERSHIPS</td>
<td>1,500</td>
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<td>150 - 5320-...</td>
<td>EDUCATIONAL</td>
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<td>OPERATING EXPENSES</td>
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<tr>
<td>150 - 5320-...</td>
<td>CAPITAL OUTLAY</td>
<td>($2,839)</td>
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<tr>
<td>150 - 5320-...</td>
<td>OPA MATCHING GRANT</td>
<td>120,000</td>
</tr>
<tr>
<td>150 - 5320-...</td>
<td>TO CITY FOR EDC ZONE BOND</td>
<td>50,000</td>
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<tr>
<td></td>
<td>COMMUNITY REDEVELOPMENT AGENCY</td>
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<td>EXPENDITURE</td>
<td>765,828</td>
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<tr>
<td></td>
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</tr>
</tbody>
</table>
City of Coral Springs

Community Redevelopment Agency

Board of Directors

Dear Gentlemen:

I, Giancarlo Farinola, acting as Director of Santa Barbara Paints of Coral Springs. Hereby request a 7-day extension for the grant for destined to fund our sign for the Benjamin Moore Store located at 9801 W Sample Rd, Coral Springs, FL 33065.

We got confirmation from the contractor that the sign will be installed during this weekend (January 26-27th). The expiration date for the original extension is Monday January 28th, we will have most of the paperwork ready for that day, but we are not sure we will have it inspected by that time. We will provide all the information and forms we have by the 28th but we are not sure we will have the final inspection for the city done by Monday.

For this reason, we humbly request you to take this matter into consideration and grant us a 7 days extension, so we can have the sign installed and inspected before the grant expires.

We greatly appreciate any help you could provide on this matter and are available should you have any questions or requests for information.

Thank you very much in advanced.

Regards

Giancarlo Farinola
Director

Santa Barbara Paints of Coral Springs.
SERVICES AGREEMENT

BETWEEN

CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY

AND

YOGA 4 LIFE, INC.

THIS AGREEMENT, made and entered into this 24th day of December 2018 (the “Agreement”), by and between:

CORAL SPRINGS REDEVELOPMENT AGENCY, a public body corporate and politic pursuant to Part III, Chapter 163, Florida Statutes, having as its principal address 9500 W. Sample Road, Coral Springs, Florida 33065 (the “CRA”);

and

YOGA 4 LIFE, INC., a Florida corporation, whose business address is 9739 W. Sample Road, Coral Springs, Florida 33065 (the "Contractor").

RECITALS

WHEREAS, the City Commission of the City of Coral Springs adopted Resolution No. 2001-018 on March 6, 2001 finding the existence of blight conditions in the area of the City of Coral Springs comprising approximately 136 acres known as Downtown Coral Springs, adopting a finding of necessity for the creation of a community redevelopment area and establishment of a community redevelopment agency and requesting the delegation of powers by Broward County (the “County”), pursuant to Section 163.410, Florida Statutes, to establish a community redevelopment agency and to prepare a redevelopment plan for approval by the County; and

WHEREAS, on June 19, 2001 the Board of County Commissioners of Broward County, Florida, adopted Resolution No. 2001-538 delegating to the City of Coral Springs ("City") the powers, among others, to create a community redevelopment agency and to prepare a community redevelopment plan pursuant to Chapter 163, Part III, Florida Statutes (the “Act”); and

WHEREAS, on November 6, 2001, by Ordinance 2001-128, the City created the CRA and established its duties and responsibilities; on June 4, 2002, by Resolution 2002-019, the City approved a redevelopment plan pursuant to Section 163.358(2), Florida Statutes, for the area known as the Coral Springs Community Redevelopment Area (“Community Redevelopment Area”); on June 4, 2002, by Resolution 2002-022, the City amended the Community Redevelopment Area to include additional land within the Community Redevelopment Area; and further, on June 18, 2014, by Resolution 2014-012, the City adopted a modified redevelopment plan, the Community Redevelopment Master Plan, which is the effective plan (“Redevelopment Plan”); and
WHEREAS, the CRA has entered into a License Agreement with the City which grants the CRA the right to enter upon and conduct CRA sponsored activities and/or events on the City’s property along NW 31st Court known as the ArtWalk (the “ArtWalk”); and

WHEREAS, the CRA has included in its Redevelopment Plan its objectives of attracting more people to the downtown area, supporting community activities, producing and supporting special events to attract people to downtown, and providing public space to provide a public benefit and improve the quality of life for residents; and

WHEREAS, Contractor has petitioned the CRA for permission to conduct yoga classes on the ArtWalk, as more particularly shown in Exhibit A, attached hereto and incorporated herein (the “Services”); and

WHEREAS, Contractor represents that it is qualified to provide the Services to the CRA; and

WHEREAS, the CRA has approved Contractor’s request to conduct the Services on the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is retained, authorized, and instructed by the CRA to perform in accordance with the following covenants and conditions, which both the CRA and the Contractor have agreed upon:

Section 1. Recitals. The recitals stated above are true and correct and by this reference are incorporated as material parts of this Agreement.

Section 2. Services.

A. Contractor shall furnish all labor, materials, supervision, equipment, supplies, services, and all other necessary incidental things required to perform the Services in accordance with this Agreement.

B. Contractor shall be solely responsible for the means, manner, and methods by which its performance of the Services is carried out.

C. Contractor shall ensure that all participants at any event or activity conducted by Contractor have signed liability releases and waiver forms in the CRA’s favor, which must be signed by the participant’s legal guardian(s) if the participant is a minor, in the form attached hereto as Exhibit B.

D. Contractor shall supervise and be responsible for the safety and conduct of all participants at any event or activity conducted by Contractor and its agents, volunteers, or employees engaged in the performance of Contractor’s Services under this Agreement,
Contractor shall exercise reasonable care and precaution at all times for the protection of persons and property on the premises provided under this Agreement. Safety provisions of all applicable laws and ordinances shall be strictly observed. The CRA reserves the right to expel any person from the ArtWalk property who is causing a disturbance, is engaging themselves in violation of City rules and regulations, or whose conduct or activity presents a safety risk or other public nuisance. Neither the CRA nor any of its officers, agents, or employees shall be liable to Contractor for any damages that may be sustained by Contractor through exercise by CRA of such right. Contractor agrees to repair any damage resulting from Contractor’s activities and Services within twenty-four (24) hours.

E. The CRA Administrator or her designee shall act as the CRA Representative with respect to the Services performed under this Agreement. The CRA Administrator shall have complete authority to transmit instructions, receive information, interpret, and define CRA and/or City policies and decisions with respect to the materials, equipment, elements, and systems pertinent to the Services performed by Contractor.

F. At the request of the CRA Administrator, Contractor agrees to meet with CRA Administrator to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

Section 2. Contractor shall not have exclusive use of the ArtWalk. Contractor shall have use of the portion or area of the ArtWalk designated by the CRA for such purposes during the times that the Contractor is conducting classes, but Contractor acknowledges that members of the public may utilize the ArtWalk while classes are being conducted.

Section 3. Contractor may conduct yoga classes in the area of the ArtWalk designated by the CRA Administrator for conducting classes during the days and times to be mutually agreed upon by the parties. Contractor agrees that the participants shall not be charged any fees or charges in order to participate in the yoga classes.

Section 4. Upon execution of the Agreement and at any time as requested by the CRA, Contractor shall provide the CRA with evidence of a Level I background screening pursuant to Chapter 435, Florida Statutes (the “Screening”) for all persons conducting yoga classes at the ArtWalk and shall update the Screening upon request. If the Screening reveals any information which causes the CRA to determine, in its sole discretion, that any person conducting yoga classes is unsuitable or unqualified to perform such lessons, the CRA reserves the right to require that such person not conduct yoga classes or to terminate this Agreement immediately.

Section 5. Contractor represents to the CRA that each instructor used by Contractor and working at or under its direction and supervision shall have sufficient experience and/or education to conduct yoga classes to groups of various ages and skill levels.

Section 6. The Contractor shall commence work on 1/1/2019, 2018, and, unless otherwise terminated in accordance with this Agreement, the term of the Agreement shall expire on 12/31/2019.
Section 7. Either party may terminate this Agreement without cause by providing thirty (30) days written notice of termination to the other party. Contractor agrees that CRA may terminate this Agreement immediately with cause by providing written notice of termination to Contractor.

Section 8. Contractor, and any subcontractor hired by Contractor to perform any Services pursuant to this Agreement, shall provide and maintain the following insurance throughout the term of this Agreement:

A. (1) Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida. Contractor agrees to be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

(2) Comprehensive General Liability Insurance (occurrence form) with the following minimum limits of liability with no restrictive endorsements: $1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
   (a) Premises and Operations
   (b) Independent Contractors
   (c) Product and Completed Operations Liability
   (d) Broad Form Property Damage
   (e) Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement contained in Section 9 of this Agreement.
   (f) Owner's or Contractor's Protective Liability
   (g) Participant Injury

(3) Employer's Liability coverage with limits of at least $1,000,000 per accident or disease.

(4) Automobile Liability insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injuries and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other vehicles or equipment used by Contractor in the performance of the obligations of this Agreement.

B. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against the CRA and the City of Coral Springs with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

C. The CRA and the City of Coral Springs shall be named as additional insureds.
Contractor shall furnish CRA and the City of Coral Springs with the Certificate of Insurance evidencing compliance with this requirement. No Certificate shall be acceptable to the CRA or the City of Coral Springs unless the Certificate provides that any change or termination within the policy period of the insurance coverages, as certified, shall not be effective until the CRA and the City of Coral Springs have been provided with prior written notice at least thirty (30) days in advance of the effective date of the termination or change. Insurance coverage shall be issued by an insurance carrier licensed to conduct business in the State of Florida, with the minimum rating of B+ to A++, in accordance with the latest edition of A.M. Best's Insurance Guide.

D. Contractor shall ensure that any company issuing insurance to cover the requirements contained in this Agreement agrees that they shall have no recourse against the CRA or the City of Coral Springs for payment or assessments in any form on any policy of insurance.

E. The clauses “Other Insurance Provisions” and “Insured Duties in the Event of an Occurrence, Claim or Suit” as it appears in any policy of insurance in which CRA and the City of Coral Springs are named as an additional insured shall not apply to CRA or the City of Coral Springs. The CRA shall provide written notice of occurrence within fifteen (15) working days of CRA's actual notice of such an event.

F. If Contractor fails to have secured and maintained the required insurance, the CRA has the right (without any obligation to do so, however), to secure such required insurance; in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the CRA’s obtaining the required insurance.

Section 9.

A. Contractor shall indemnify and hold harmless the CRA and the City of Coral Springs and their agents and employees from and against all claims, damages, losses and expenses, including attorney’s fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. The Contractor and the CRA hereby agree and covenant that specific additional consideration in the amount of ten dollars ($10.00) is sufficient to support this obligation of indemnification provided for in this Section.

B. In any and all claims against the CRA or the City of Coral Springs or any of their agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker’s Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.
C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him/her, for the Services. At the time of the execution of the Contract, the Contractor shall furnish to the CRA (to the CRA Administrator) Certificate(s) of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the CRA or the City of Coral Springs’ limitations on liability contained in Section 768.28, Florida Statutes, or in any other statute.

Section 10. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and specific performance. CRA shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the CRA’s right to protect its rights from interference by a third party to this Agreement.

Section 11. The CRA does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 and the Florida Civil Rights Act of 1992 and other federal and state authorities, the Contractor or any of its vendors will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, income or family status.

Section 12. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the CRA shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the CRA in refraining from doing so; and further, that the failure of the CRA at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements in this Agreement, or as having in any way modified or waived the same.

Section 13. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the parties to this Agreement, except as expressly limited herein.

Section 14. All permits and licenses required by any governmental agency directly for the CRA shall be obtained and paid for by the CRA. All other permits or licenses necessary for Contractor to perform under this Agreement shall be obtained and paid for by Contractor.

Section 15. Neither the CRA nor the Contractor may assign this Agreement without the prior written approval of the other.

Section 16. This Agreement does not create an employer/employee relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this
Agreement and not the CRA's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with CRA, or other government policies, rules or regulations. The Contractor agrees that it is a separate and independent enterprise from the CRA, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the Services. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the CRA and the CRA will not be liable for any obligation incurred by Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

Section 17. Contractor shall be required to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the Services being performed by Contractor under this Agreement.

Section 18. In the event of a specific conflict with respect to any provision of this Agreement and the exhibits thereto, preference, from top to bottom, shall be given, as follows:

A. Agreement; followed by;
B. Exhibit A.

Section 19. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

Section 20. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, and appellate proceedings.

Section 21. This Agreement represents the entire and integrated agreement between the CRA and the Contractor and supersedes all prior negotiations, representations or agreements, either written or oral.

Section 22. Amendments to and waivers of provisions contained in this Agreement may only be made by an instrument in writing which is executed by both Contractor and CRA.

Section 23. The execution of this Agreement has been duly authorized by the appropriate body or official of the Contractor and the CRA, both the Contractor and the CRA have complied with all applicable requirements of law, and both the Contractor and the CRA have full power and authority to comply with the terms and provisions of this instrument.
Section 24. All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand-delivered by prepaid express overnight courier or messenger service, telecommunicated, or mailed (airmail if international) by registered or certified (postage prepaid), return receipt requested, to the following addresses:

CRA: Coral Springs Community Redevelopment Agency  
9500 West Sample Road  
Coral Springs, Florida 33065  
Attention: Danielle Cohen Lima, CRA Administrator

With copy to: Billing, Cocirian, Lyles, Mauro & Ramsey, P.A.  
SunTrust Center, Sixth Floor  
515 East Las Olas Boulevard  
Fort Lauderdale, Florida 33301  
Attention: Dennis E. Lyles, Esq.

CONTRACTOR: Yoga 4 Life, Inc.  
9739 W. Sample Road  
Coral Springs, Florida 33065  
Attention: Juliana Bossano

Except as otherwise provided in this agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 PM (at the place of delivery) or on a non-business day, shall be deemed received the next business day. If any time for giving notice contained in this Agreement would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom notices are to be sent or copied may notify the other parties and addressees of any changes in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

Section 25. This Agreement is solely for the benefit of the CRA and the Contractor and not right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement express or implied is intended or shall be construed to confer upon any person or corporation other than the CRA and the Contractor any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the CRA and the Contractor and their respective representatives, successors, and assigns.

Section 26. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, controlled, and governed by the laws of the State of Florida with venue lying in Broward County, Florida.
Section 27.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the CRA to perform the Services set forth in this Agreement; and

2. Upon the request of the CRA's custodian of public records, provide the CRA with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the CRA; and

4. Upon completion of the Agreement, transfer, at no cost to the CRA, all public records in possession of the Contractor or keep and maintain public records required by the CRA to perform the Services provided for in this Agreement. If the Contractor transfers all public records to the CRA upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CRA, upon request from the CRA's custodian of public records, in a format that is compatible with the information technology systems of the CRA.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the CRA pursuant to Section 119.0701(3), Florida Statutes. If notified by the CRA of a public records request for records not in the possession of the CRA but in possession of the Contractor, the Contractor shall provide such records to the CRA or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the CRA within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS**
RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE CRA AT:

DEBRA THOMAS, CMC, CITY CLERK
9500 WEST SAMPLE ROAD
CORAL SPRINGS, FL 33065
TELEPHONE: 954-344-1065
FAX: 954-344-1016
EMAIL: CLERKS@CORALSPRINGS.ORG

Section 28. If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

Section 29. This Agreement has been negotiated fully between the CRA and the Contractor as an arm’s length transaction. CRA and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the event of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against either party.

Section 30. This Agreement shall be effective after execution by both the CRA and the Contractor.

Section 31. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]
IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY

BY:  
JOHN M. WALSH, Chairman

[Seal]

ATTEST:  
DEBRA THOMAS, CMC, CRA Clerk

Approved as to Form and Legal Sufficiency:

BY:  
CRA Counsel

YOGA 4 LIFE, INC., a Florida corporation

By:  
Print:  
Title:  
12 day of 18, 2018
EXHIBIT A

Class Description and Lesson Plan
Subject: Saturday Sunset Yoga at the City of Coral Springs

Dear Danielle,

Yoga 4 Life Studios of Coral Springs Florida would like to offer yoga classes for the City of Coral Springs, during Saturday Sunsets. Classes will be donation based and will be taught by Juliana Trejo or one of her certified and insured Yoga teachers.

Class Description:

This is a basic Hatha Yoga class suitable for students of all levels. Class will begin lying down to make it easier to learn how to breathe properly. After the practice of Pranayama (control breathe) we will gently warm up the body to prepare it for the practice of Asanas (postures). From lying down, we will build up to seated postures, then to standing and back to laying down.

Students will be challenged gradually. They will feel empowered, inspired, transformed and relaxed with this practice.

Class will end with a guided relaxation and a short meditation.

Lesson plan:

We will meet every Saturday at 6:30pm. Students will need to bring a mat a bottle of water a small towel and comfortable clothing.
Looking forward to seeing you all on the mat.

Sincerely,

Juliana Trejo

For more information call
954-696-6978

Or visit:
https://protect-us.mimecast.com/s/EhsXC2kXwthPnpGTEhtlZ?domain=yoga4lifestudios.com

www.yoga4lifestudios.com

Yoga 4 Life Studios, Inc., 9239 W Sample Rd, Coral Springs, FL 33065
EXHIBIT B
Form of Waiver
Coral Springs Community Redevelopment Agency

Yoga Class Release of Liability Form

Participant Name: ___________________________ Date: ___________________________
Street Address: _____________________________________________________________
Daytime Phone: ___________________________ Email Address: _______________________

NOTICE TO THE MINOR CHILD'S NATURAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF THE CORAL SPRINGS REDEVELOPMENT AGENCY AND/OR THE CITY OF CORAL SPRINGS USE REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM THE CORAL SPRINGS REDEVELOPMENT AGENCY AND/OR THE CITY OF CORAL SPRINGS IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY, YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND THE CORAL SPRINGS REDEVELOPMENT AGENCY AND/OR THE CITY OF CORAL SPRINGS HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE IF YOU DO NOT SIGN THIS FORM.

The undersigned, being over the age of eighteen (18) years, and as a Participant or the Parent of Legal Guardian of a minor Participant ("Minor Child"), hereby acknowledges that I have inspected the Yoga Life, Inc. yoga class (the "Class"), offered by an independent individual or independent contractor at the ArtWalk or other area designated by the CRA (the "ArtWalk"). I understand and acknowledge that the individual or entity offering the Class is an independent contractor of the Coral Springs Community Redevelopment Agency (the "CRA"). In consideration of the permission granted me to avail myself of the Class offered by the Contractor at the ArtWalk, I hereby release, waive, indemnify and hold harmless the CRA and the City of Coral Springs, and their officers, officials, agents, and employees from any and all liabilities, claims, demands, actions, suits, or judgments for loss, damage, injury that I, my Minor Child, or any family member in a minor may sustain by reason or arising out of or in connection with my or my Minor Child's acts or omissions, negligence, participation in the Class, or use of the ArtWalk or the acts, omissions or negligence of the CRA or the City of Coral Springs, and their respective officers, officials, agents and employees. I fully acknowledge and understand that I am fully responsible for my acts, omissions, and negligence, and the acts, omissions and negligence of my Minor Child.

I am also fully aware of the dangers and risks, known and unknown, of injury inherent in my and my Minor Child's use of the ArtWalk and participation in the Class. I understand that Class participation can be dangerous and that the CRA recommends and requests that I consult with my physician with respect to any past or present illness or injury that may affect me or my Minor Child's participation in or ability to engage in exercise and activities at the ArtWalk. I further understand that I am financially responsible for any damages incurred by the Coral Springs Community Redevelopment Agency or the City of Coral Springs and caused, in whole or in part, by myself or my Minor Child using the ArtWalk.

I have read, understand, and agree to comply with and abide by all provisions pertaining to the ArtWalk as set forth in any local laws, regulations and ordinances.

In signing below, I am acknowledging that I have read and understand the entirety of this Yoga Class Release of Liability Form.

WITNESS:

___________________________________________
Print Name

___________________________________________
Participant Signature (or Parent or Legal
Guardian Signature if Participant is a Minor)
CRA RESOLUTION NO. 2019-001

A RESOLUTION OF THE CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY APPROPRIATING UNEXPENDED FUNDS OF THE AGENCY FOR FISCAL YEAR 2017/2018 FOR SPECIFIC REDEVELOPMENT PROJECTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, by Ordinance No. 2002-118 ("Ordinance"), the City Commission of the City of Coral Springs ("City") established a redevelopment trust fund ("Trust Fund") as provided by Section 163.387, Florida Statutes; and

WHEREAS, the Ordinance authorizes the Board of Directors of the Coral Springs Redevelopment Agency ("CSCRA") to appropriate monies allocated to and deposited into the Trust Fund to finance community redevelopment within the CSCRA Area pursuant to Florida Statutes and the Community Redevelopment Plan as approved by the City and CSCRA; and

WHEREAS, the Ordinance provides that the Board of Directors of the CSCRA is authorized to direct the City to administer the Trust Fund on its behalf in accordance with the Ordinance and governing Florida Statutes and also provides that the City Manager, subject to appropriation by the Board of Directors of the CSCRA, shall manage and hold all monies of the CSCRA in the Trust Fund; and

WHEREAS, certain unexpended monies remain in the Trust Fund at the close of the 2017/2018 Fiscal Year after the payment of all obligations and expenses; and

WHEREAS, pursuant to Section 163.387(7), Florida Statutes, the Board of Directors of the CSCRA desires to appropriate such unexpended monies to the specific redevelopment project hereinafter identified into the budget of the CSCRA for Fiscal Year 2018/2019; and
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The Board of Directors of the Coral Springs Community Redevelopment Agency hereby appropriates the following amount to the redevelopment project of the City of Coral Springs Redevelopment Agency as shown below:

<table>
<thead>
<tr>
<th>Amount</th>
<th>Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>$113,829.00</td>
<td>Downtown Wayfinding Sign Program</td>
</tr>
<tr>
<td>$71,692.00</td>
<td>Pop-Up Park Project</td>
</tr>
</tbody>
</table>

Section 2. The City Manager is hereby authorized and directed to take the necessary actions to reflect the appropriations identified in Section 1 hereof in the budget of the Coral Springs Community Redevelopment Agency for Fiscal year 2018/2019.

Section 3. This Resolution shall take effect immediately upon its passage and adoption and shall be effective as of September 30, 2018.

PASSED AND ADOPTED this ________ day of ___________________, 20__.  

__________________________________________
JOHN M. WALSH, Chair

ATTEST: APPROVED AS TO LEGAL FORM AND SUFFICIENCY

__________________________________________
DEBRA THOMAS, CMC
CITY CLERK

__________________________________________
VANESSA T. STEINERTS, CRA Attorney
Call for Creators to Showcase at Innovate Downtown

Are you talented, innovative or creative? Then the City of Coral Springs and the Coral Springs Community Redevelopment Agency (CRA) are asking you to apply to be one of the creators to showcase and compete during our second annual “Innovate and Unplugged Downtown” event series on March 1-2, 2019.

We are calling creators, start-ups, entrepreneurs and artists to complete an application for the opportunity to display their creativity, talent, invention, or idea during this two-day event. The “pitch” to a panel of distinguished judges is Friday,
March 1 from 5-9 p.m. in Commission Chambers at City Hall (9500 W. Sample Rd. Coral Springs 33065). The following day, Saturday March 2, from 6-10 p.m. all featured creators will be provided with a booth to showcase ideas or products at our outdoor music and food festival – Unplugged, held on the Downtown Coral Springs Great Lawn. The event, which includes music, food trucks, beer and wine, offers creators an opportunity to reach a new audience and share their ideas. The top two winners, the “judges favorite” and “crowd favorite,” selected by attendees, will be announced in front of more than 3,500 guests.

Of the two-day event and its opportunities for local innovators, City Manager Mike Goodrum said, “Creative ideas break us from the status quo. So many people in our community possess information and knowledge that could positively impact businesses or individuals. We are pleased to offer those with innovative ideas or products this opportunity.”

All participants benefit from exposure to potential investors during the event. In addition, the City and CRA provide marketing opportunities for the two winners, such as print, web and/or social media exposure. Each winner will receive cash incentives and other exciting prizes.

For more information or to apply online: www.coralsprings.org/innovate

**Application Deadline:** February 12, 2019  
**Notification of Acceptance:** February 19, 2019  
**Event Dates:** March 1, 2019, 5-9 p.m. (speaker and pitch competition); March 2, 6-10 p.m. (showcase and winners announced).
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City of Coral Springs
9500 West Sample Road
Coral Springs
Coral Springs, Fl 33065

Add us to your address book

unsubscribe from this list  update subscription preferences