

MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, JANUARY 9, 2018 – 5:30 P.M.

1. Call to Order/Roll Call

Chairman James called the meeting to order at 5:30 p.m.

Present:

Chairman:	Tamara James
Vice-Chairman:	Bill Harris
Board Members:	Chickie Brandimarte Bobbie H. Grace Marco A. Salvino, Sr.
Executive Director:	Rickelle Williams
City Attorney:	Thomas Ansbro
CRA Secretary:	Louise Stilson

2. Citizen Comments

Linda Wilson, Friends of the Dania Beach Paul DeMaio Library, spoke of the value of art in the community. She encouraged the CRA to take over vacant properties and turn them into cultural centers.

Emmanuel George, 17 NE 2nd Avenue, also addressed possible uses for vacant property that will be addressed later on the agenda (Item #6.1).

Charlene Alvarez, Go Green Kids, Inc., 580 SE 13 Street, is interested in having a hub for art in the community.

Discussion ensued on vacant properties.

Craig Valentine, 321 E Sheridan Street, introduced himself as a new business (wrestling school) in the City. They will do a demonstration at the Arts and Seafood Celebration at no cost to the City.

Chairman James advanced Item #8, Administrative Reports

8. Administrative Reports

Director Williams introduced the new CRA Administrative Specialist Kha White Davis.

Director Williams provided an update on various administrative items, including the Broward Redevelopment Program Grant and the Broward County Loan to Grant conversion; further updates will hopefully follow in February.

Director Williams advised we have \$10,000 in sponsorships for the Arts and Seafood Celebration so far. She is negotiating with sponsorship professionals and working on the agreement with the concession company.

Director Williams addressed the Downtown Art Walk, the first of which will be held in March; PATCH replanting; the upcoming Merchant Meeting; the first Neighborhood Ambassador of the year, which will be at the Morrison Hotel; and the Building Broward event.

Director Williams noted the CRA Plan needs to be adopted by the City Commission (it was approved by the CRA Board in 2015).

Board Member Brandimarte would like music to be a part of the Art Walk.

Board Member Salvino addressed the Trion project and Loan to Grant.

Board Member Salvino will bring a proposal before the Commission to increase the size of the parking garage and to ask the County for more money.

Board Member Grace suggested we send a letter to all the County Commissioners that the Loan to Grant be approved. She agreed we will be needing more parking space.

3. Presentations

There were no presentations on this agenda.

4. Consent Agenda

4.1 Minutes:

Approve Minutes of the December 11, 2017 CRA Board Meeting

4.2 Travel Requests: None

4.3 RESOLUTION NO. 2018-CRA-001

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AMENDING RESOLUTION NO. 2017-CRA-008 WHICH AUTHORIZED THE ACCEPTANCE OF A GRANT AWARD IN THE AMOUNT OF TWO HUNDRED FORTY EIGHT THOUSAND EIGHT HUNDRED SEVENTY ONE DOLLARS AND NINETY CENTS (\$248,871.90) FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, AGRICULTURAL MARKETING SERVICES (USDA-AMS) FOR THE DANIA BEACH PATCH FARMERS MARKET PROMOTION PROGRAM; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4.4 RESOLUTION NO. 2018-CRA-002

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH FLORIDA, AMENDING THE MONTH TO MONTH AGREEMENT WITH REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC, TO PROVIDE EXISTING MARKETING AND CONSULTING SERVICES THROUGH JANUARY 2018 AND MARKETING AND CONSULTING SERVICES RELATED TO THE 2018 ARTS AND SEAFOOD CELEBRATION THROUGH JUNE 2018; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4.5 RESOLUTION NO. 2018-CRA-003

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA"), OF THE CITY OF DANIA BEACH FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE THE SECOND OF THREE OPTIONAL RENEWALS OF AN EXISTING AGREEMENT FOR A ONE (1) YEAR PERIOD WITH STANDING OVATIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY RELATING TO CONSULTING AND PRODUCTION SERVICES IN CONNECTION WITH THE 2018 ARTS AND SEAFOOD CELEBRATION IN AN AMOUNT NOT TO EXCEED FORTY FIVE THOUSAND DOLLARS (\$45,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Board Member Grace motioned to approve the Consent Agenda; seconded by Board Member Salvino. The motion carried unanimously.

5. Proposals and Bids

There were no proposals on this agenda.

6. Discussion and Possible Action

6.1 Presentation on City-Owned Vacant Property

Director Williams provided a PowerPoint presentation on 22 vacant properties within the City, 20 of which are in the CRA district, which presentation is attached to and incorporated into these minutes.

Director Williams recommends that the CRA Board authorize a request by resolution to the City of Dania Beach to convey by deed, at minimum, the parcels of city-owned vacant land (#4, #5, #16, #18, #19, and #20) to the Dania Beach CRA for the purpose of using the property to achieve redevelopment goals as outlined and adopted in the CRA Plan.

Board Member Grace provided information on her involvement in development of properties that are now considered old; we should try to get ownership of these properties. Her dream and vision was that no section of Dania Beach would look the same. They were able to get halfway there. This is something she has always wanted; they tried in the 1990s for having less apartments and landlords. She is proud to be a member of the Dania Economic and

Development Corporation, and wants the process of the arts program for the properties outside of the CRA.

Board Member Salvino questioned the process of development if the City deeds the property to the CRA.

Director Williams responded she would apply for grants and talk to banks for opportunities. She noted Broward County offers funding for affordable housing. Funding would help determine who we could approach for the actual development.

Board Member Salvino is in favor of the six lots, but needs more information.

Chairman James questioned how long the lots have been vacant.

Director Williams said a year or 6-9 months.

Chairman James knows some of those lots have been vacant for years, and asked what other lots the CRA wants. She is not in favor of putting some in the NW section out to bid as they are in the heart of the area and we need activities for our communities. She is not opposed to putting some out to bid, which are the ones that are not in the CRA: #23, #13, #21, #8, #9, and #22. She is not opposed to single family housing; another year or two of these lots being vacant is fine, there is no rush to give these properties away. She is in favor of giving the CRA more than the six lots, but we need to talk about this first.

Board Member Brandimarte is willing to do the six lots requested, but not more right now.

Discussion ensued regarding City-owned property and the disposition process.

Director Williams suggested parcel #12 also be considered.

The consensus was that the CRA Board authorize a request by resolution to the City of Dania Beach to convey by deed, at minimum, the parcels of city-owned vacant land (#4, #5, #16, #18, #19, and #20) to the Dania Beach CRA for the purpose of using the property to achieve redevelopment goals as outlined and adopted in the CRA Plan.

9. Informational Items

This information was provided in the agenda packet

9.1 Summer Youth Employment Program (SYEP) – Career Source Broward

9.2 Arts & Economic Prosperity 5 Study (Broward County) – Americans for the Arts

7. Board Member Comments

Chairman James noted she does not want us to duplicate our branding efforts; she wants Director Williams to be responsible and take the lead.

Board Member Brandimarte wants Vice-Chairman Harris to be involved.

10. Adjournment

Chairman James adjourned the meeting at 6:54 p.m.

ATTEST:



LOUISE STILSON, CMC
CRA SECRETARY

COMMUNITY REDEVELOPMENT
AGENCY



TAMARA JAMES
CHAIRMAN – CRA

Approved: February 13, 2018





**REQUEST TO ADDRESS
CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
REGULAR OR SPECIAL MEETINGS**

The Community Redevelopment Agency (CRA) is required by state law to keep minutes of CRA Board meetings. To properly identify persons who address the CRA in those minutes, the CRA requests that this form be completed and provided to the CRA Secretary, before the meeting begins.

DATE OF CRA BOARD MEETING: 1/9, 2018
PRINT NAME: LINOR WILSON
ADDRESS: DBFC

PHONE NO. (optional): _____

PLEASE CHECK ONE OR BOTH OF THE ITEMS BELOW:

1) ☒ **CITIZEN COMMENTS:**

Comments by Dania Beach citizens or interested parties that are not part of the regular printed agenda may be made during each CRA Board meeting during the period set aside for "Citizen Comments." Each speaker shall be limited to 3 minutes for his or her comments. Persons desiring to speak during the citizen comment period shall inform the CRA Secretary immediately prior to the beginning of the meeting of their intention to speak.

PLEASE BRIEFLY DESCRIBE THE SUBJECT MATTER OF YOUR COMMENT:

2) _____ **AGENDA ITEM #** _____ **(AS PRINTED ON AGENDA)**

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL ONE HUNDRED DOLLARS (\$100.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019)



coding
#12 property

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DATE OF CRA BOARD MEETING: 01/09/18, 2018

PRINT NAME: Emmanuel George

ADDRESS: 17 NE 2nd ave apt #106

PHONE NO. (optional): _____

PLEASE CHECK ONE OR BOTH OF THE ITEMS BELOW:

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DATE OF CRA BOARD MEETING: 1/9, 2018
PRINT NAME: Charlene Alvarado
ADDRESS: Go Green Kids Inc
PHONE NO. (optional): _____

PLEASE CHECK ONE OR BOTH OF THE ITEMS BELOW:

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DATE OF CRA BOARD MEETING: Jan 9, 2018
PRINT NAME: Craig Valentini
ADDRESS: 321 E Sheridan St
PHONE NO. (optional): 954 258 4848

PLEASE CHECK ONE OR BOTH OF THE ITEMS BELOW:

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New Biz in Ch

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CITY-OWNED
VACANT
PROPERTY

Tools for
Community Redevelopment
in the City of Dania Beach

PROPERTY DETAILS

Map #	Zoning Designation	Area (AC)	Lot Dimensions	Clean Title (Y/N)	Structure (Y/N)	Folio	Site Address	Buildable	Appraisal Value
1	NBHD-MU	0.05	25' W x 80' D	Y	N	504234300250	PHIPPEN RD	Vacant; Buildable; May Require Variance	\$ 8,000.00
3	NBHD-MU	0.05	25' W x 80' D	Y	N	504234300230	PHIPPEN RD	Vacant; Buildable; May Require Variance	\$ 8,000.00
4	NBHD-RES	0.12	52' W x 108' D	Y	N	504234010720	NW 2 ST	Vacant; Buildable; May Require Variance	\$ 27,100.00
5	NBHD-RES	0.12	52' W x 108' D	Y	N	504234010760	NW 6 AVE	Vacant; Buildable; May Require Variance	\$ 27,100.00
6	NBHD-RES*	0.05	25' W x 80' D	N	N	504234300220	PHIPPEN RD	Vacant; Buildable; May Require Variance	\$ 8,000.00
7	NBHD-RES	0.12	50' W x 100' D	N	Y	504234060230	509 NW 3 TER	Multi-Family Development	\$ 200,000.00
8	NBHD-RES	0.1	30' W x 100' D	Y	N	504234060640	OLD GRIFFIN RD	Vacant; Buildable; May Require Variance	\$ 12,700.00
9	NBHD-RES	0.11	70' W x 70' D	Y	N	504233150060	NW 14 WAY	Vacant; Buildable; May Require Variance	\$ 27,000.00
10	NBHD-MU	0.05	25' W x 80' D	Y	N	504234300240	PHIPPEN RD	Vacant; Buildable; May Require Variance	\$ 8,000.00
11	NBHD-RES*	0.05	25' W x 80' D	N	N	504234300200	PHIPPEN RD	Vacant; Buildable; May Require Variance	\$ 8,000.00
12	NBHD-MU	0.25	108' W x 103' D	PENDING	N	504234012520	608 W DANIA BEACH BLVD	Vacant; Corner lot; Buildable for Multi-Family Residential, Mixed-Use and Commercial Uses	\$ 86,800.00
13	RM-1	0.18	55' W x 145' D	Y	N	504230030302	4731 SW 33 AVE	Vacant; Buildable for Multi-Family and Single-Family Residential Use	\$ 80,000.00
14	NBHD-RES	0.13	56' W x 101' D	PENDING	N	514203340560	SW 12 AVE	Vacant; Buildable; May Require Variance	\$ 28,500.00
15	NBHD-RES	0.09	37' W x 100' D	Y	N	504234060260	524 NW 3 TER	Vacant; Buildable; May Require Variance	\$ 18,750.00
16	NBHD-RES	0.11	50' W x 96' D	PENDING	N	504233010190	NW 14 AVE	Vacant; Buildable; May Require Variance	\$ 23,800.00
17	CC	0.12	52' W x 108' D	Y	N	504234011190	137 NW 4 AVE	Vacant; Buildable for Apartment, Live-Work and Commercial or Mixed-Use	\$ 65,000.00
18	NBHD-RES	0.11	50' W x 95' D	Y	N	504233010060	NW 14 AVE	Vacant; Buildable; May Require Variance	\$ 23,750.00
19	NBHD-RES	0.11	50' W x 95' D	Y	N	504233010110	NW 14 AVE	Vacant; Buildable; May Require Variance	\$ 23,750.00
20	NBHD-RES	0.13	96' W x 60' D	Y	N	504233010130	W DANIA BEACH BLVD	Vacant; Buildable; May Require Variance	\$ 25,650.00
21	NBHD-RES	0.03	25' W x 56' D	PENDING	N	504234060670	OLD GRIFFIN RD	Vacant; Not Buildable	\$ 1,000.00
22	NBHD-RES	0.01	25' W x 56' D	PENDING	N	504234060670	OLD GRIFFIN RD	Vacant; Not Buildable	\$ 250.00
23	OS	2.6	156' W x 653' D	PENDING	Y	514204000080/90	1399 Stirling Rd	Buildable; May Require Variance and/or Enviromental Mitigation	\$ 575,000.00
Total		4.69							\$ 1,286,150.00

15 NBHD-RES: Neighborhood Residential
4 NBHD-MU: Neighborhood Mixed Use
1 RM-1: Multi Family 16 DU/AC
1 CC: City Center
1 OS: Open Space

\$1,286,150
 Total Appraisal Value
 of all Lots

\$25,191
 Avg. Appraisal Value
 of CRA requested Lots



PROPERTY MAP

22 Total # of Lots

20 Total # of Lots in CRA

4.69 Total Acres of all Lots

1.9 Total Acres of all Lots in CRA

CITY OWNED PROPERTY FOR SURPLUS

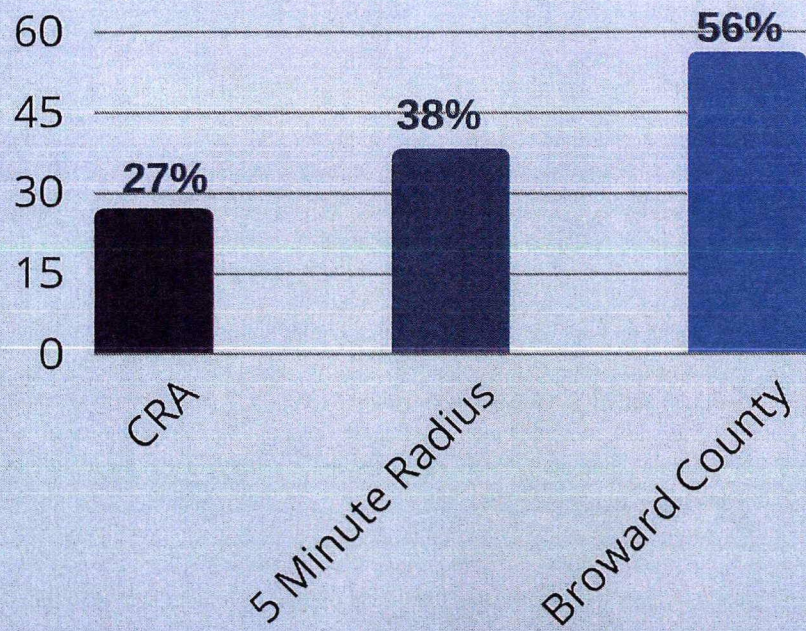


CRA HOUSING CONDITIONS

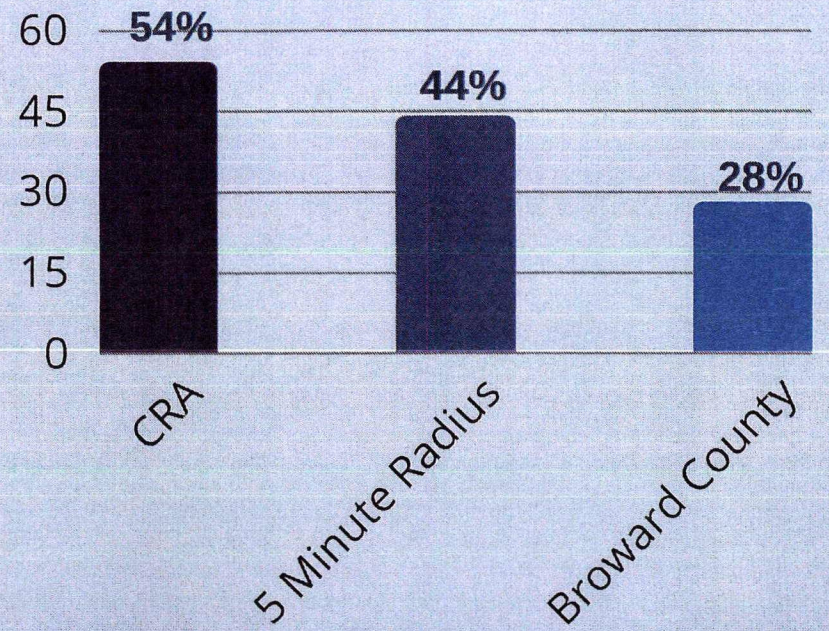
59% Housing units built prior to 1970

13% Housing units built after 1990

Owner-Occupied Housing Units



Renter-Occupied Housing Units



RESIDENTIAL CLUSTERS



6

Minimum # of
Lots
requested by
CRA

\$25,191

Avg. Appraisal
Value of Lots
requested by CRA

7.

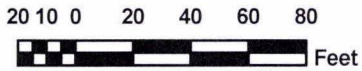
Total Acres of
Lots requested
by CRA





**CITY OWNED PROPERTY
FOR SURPLUS:**
Adjacent Parcel Analysis Map

NORTH



Legend

BCPA VALUE & OWNER NAME

LOT DIMENSIONS

CITY OWNED PROPERTY

20. W DANIA BEACH BLVD

19. NW 14 AVE

18. NW 14 AVE

16. NW 14 AVE



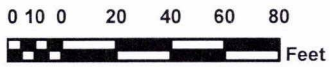
Map Date: 12/19/2017

Data Source: November 2017 BCPA Tax Roll

Document Path: H:\Community Development\Work Folder\MAPS\City owned properties\Marsh_Surplus_4_Map\CPA_14.mxd



**CITY OWNED PROPERTY
FOR SURPLUS:
Adjacent Parcel Analysis Map
NORTHWEST**



Legend

- LOT DIMENSIONS
- BCPA VALUE & OWNER NAME
- CITY OWNED PROPERTY**
- 4, NW 2 ST
- 5, NW 6 AVE

Map Date: 12/29/2017

Data Source: November 2017 BCPA Tax Roll

Document Path: H:\Community Development Work Folder\MAPS\City owned properties\Marsh Surplus 4 Maps\CPA 14.mxd

1:850

REDEVELOPMENT GOALS



1. Enhance and Reinforce the CRA Sub Areas



2. Eliminate Substandard Housing and Provide Affordable Housing Alternatives



3. Redevelop the CRA in a manner that is Energy Efficient and Sustainable



4. Attract Targeted New Industries and Retain and Expand Core Industries

5. Enhance Redevelopment Activities through Active Marketing Strategy that Supports Redevelopment Initiatives

REDEVELOPMENT STRATEGY

1. Property conveyance from City to CRA in order to:

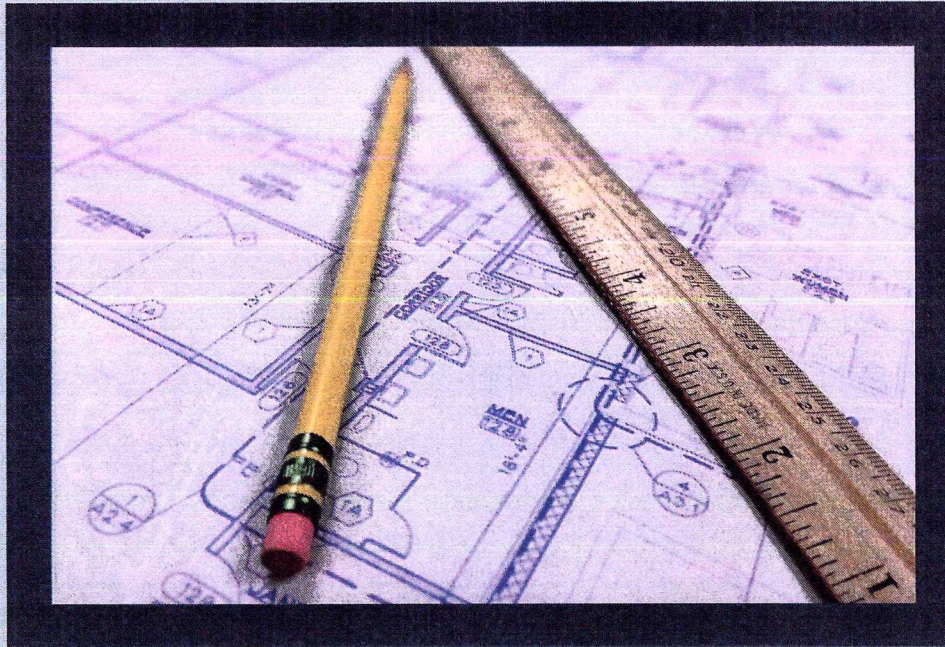
- Stabilize neighborhood through concentrated single-family residential redevelopment
- Increase housing stock availability, quality, affordability, aesthetics and sustainability
- Encourage owner-occupied housing & neighborhood pride
- Increase the tax base through workforce housing
- Decrease negative impacts of speculation
- Achieve short and long-term redevelopment goals
- Increase public safety (occupancy reduces crime)

2. Establish community partners (banks, non-profits, Broward County, grant makers) to aid in funding or facilitating development and subsequent home purchases.

3. Promote home-ownership within CRA through creation of or partnership with residential assistance programs.

OPTIONS TO EXPLORE

Partnerships
with non-
profit or for-
profit
developers



Community Land
Trust model to
promote continual
affordability

Revenue
generation and
seed funding

Restrictive
covenants and
use limitations

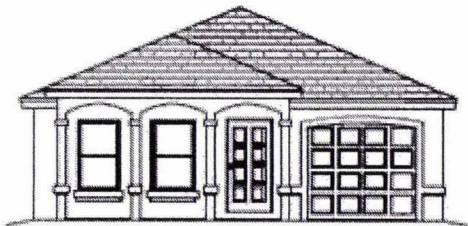
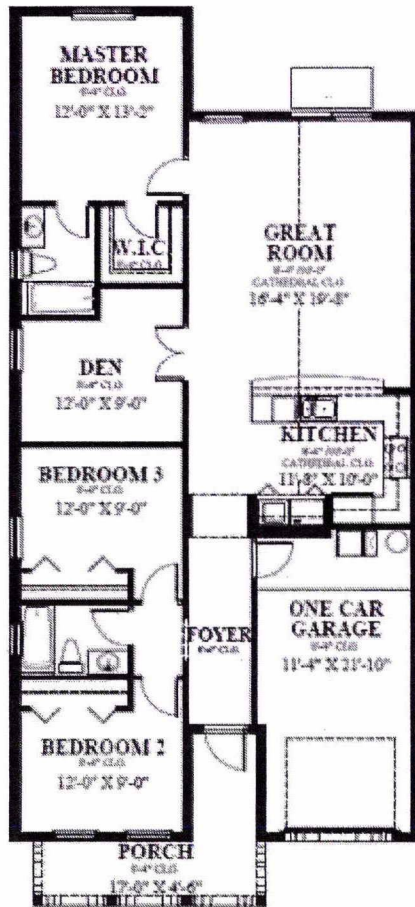
Workforce housing
through home-
ownership
assistance programs

Grant opportunities
through Broward
County and others

Community
involvement
and investment

INDUSTRY EXAMPLES

- City of Miami to Overtown Park West CRA
- Miami-Dade County to 79th Street CRA
- City of Hallandale Beach to Hallandale Beach CRA



RECOMMENDATION

The CRA Executive Director recommends that the CRA Board authorize a request by resolution to the City of Dania Beach to convey by deed, at minimum, the parcels of city-owned vacant land (#4, #5, #16, #18, #19 and #20) to the Dania Beach CRA for the purpose of using the property to achieve redevelopment goals as outlined and adopted in the CRA Plan.