

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, OCTOBER 9, 2018 - 5:30 PM

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)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
 - B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
-

1. CALL TO ORDER/ROLL CALL

2. CITIZEN COMMENTS

Addressing the Commission: Comments by Dania Beach citizens, or other interested parties that are not part of the regular agenda, may be made during each Commission meeting during the period set aside for "citizen comments." A thirty (30) minute "citizen comments" period shall be designated on the agenda for citizens and interested persons to speak on matters not scheduled on that day's agenda. 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 City Clerk prior to the beginning of the meeting of their intention to speak. If more than 10 speakers express a desire to speak, the Commission shall determine, on a meeting by meeting basis, whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

3. ADMINISTRATIVE REPORTS

- 1. First-time Homebuyer Program: Interest Meetings

4. PRESENTATIONS

5. CONSENT AGENDA

- 1. Minutes:

Approve Minutes of the September 11, 2018 CRA Board Meeting

Approve Minutes of the October 1, 2018 CRA Board Workshop - City Center
Redevelopment

- 2. Travel Requests:

Request from Chairman Tamara James to attend the Florida Redevelopment Association

(FRA) Annual Conference in Fort Myers, Florida, on October 23-26, 2018 (Estimated cost \$1,349.48)

Request from Vice-Chairman Bill Harris to attend the Florida Redevelopment Association (FRA) Annual Conference in Fort Myers, Florida, on October 24-27, 2018 (Estimated cost \$1,455.62)

Request from Board Member Bobbie Grace to attend the Florida Redevelopment Association (FRA) Annual Conference in Fort Myers, Florida, on October 23-26, 2018 (Estimated cost \$1,172.87)

Request from Board Member Marco Salvino to attend the Florida Redevelopment Association (FRA) Annual Conference in Fort Myers, Florida, on October 24-26, 2018 (Estimated cost \$649.77)

Request from Rickelle Williams, CRA Executive Director, to attend the Florida Redevelopment Association (FRA) Academy and Annual Conference in Fort Myers, Florida, on October 22-26, 2018 (Estimated cost \$2,168.07)

Request from DeAndrae Spradley, Economic Development Manager, to attend the Florida Redevelopment Association (FRA) Academy and Annual Conference in Fort Myers, Florida, on October 22-26, 2018 (Estimated cost \$2,159.70)

Request from Kisha Payen, CRA Coordinator, to attend the Florida Redevelopment Association (FRA) Academy and Annual Conference in Fort Myers, Florida, on October 22-26, 2018 (Estimated cost \$2,159.70)

3. RESOLUTION NO. 2018-CRA-018

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING EXECUTION OF A THREE YEAR AGREEMENT WITHOUT COMPETITIVE BIDDING WITH RTMG, LLC, TO PROVIDE DIGITAL MARKETING SERVICES TO PROMOTE THE DANIA BEACH CRA DISTRICT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2018-CRA-019

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 THIRD 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 2019 ARTS AND SEAFOOD CELEBRATION IN AN AMOUNT NOT TO EXCEED NINETY THOUSAND DOLLARS (\$90,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. PROPOSALS AND BIDS

7. DISCUSSION AND POSSIBLE ACTION

1. RESOLUTION NO. 2018-CRA-020

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 ACCEPT THE CITY CENTER COMMUNITY CHARRETTE AND PRELIMINARY ACTION PLAN REPORT PREPARED BY FLORIDA INTERNATIONAL UNIVERSITY (“FIU”) METROPOLITAN CENTER; AUTHORIZING THE ADVANCEMENT OF A PUBLIC PRIVATE PARTNERSHIP DEVELOPMENT INITIATIVE FOR THE CITY CENTER; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

2. Design Proposal: Single-family Affordable Housing Development

3. Signal Box Art Proposal - Creative Arts Council Advisory Board

8. BOARD MEMBER COMMENTS

9. INFORMATION ITEMS

10. ADJOURNMENT

home ^{AT} DANIA BEACH

First-time Homebuyer Program

INTEREST MEETING

WED, OCT 17 | 6PM-7PM
SAT, OCT 20 | 10AM-11AM

ELIGIBILITY - FOR 6 HOMES DEVELOPED BY THE CRA

- 1.) Must currently reside in the Dania Beach Community Redevelopment Area. (1st Priority)
- 2.) Residents within the City of Dania Beach but outside of the CRA. (2nd Priority)
- 3.) Be a First-time homebuyer (*must not have owned a home in the last three years*).
- 4.) Each buyer must attend and complete a Homebuyer Education (HBE) course provided by the Dania Beach CRA.
- 5.) Minimum credit score of 680.

The CRA will provide each homebuyer up to \$10,000 for Down Payment/Closing Cost Assistance

INCOME ELIGIBLE: Homes will be sold to households whose incomes are at or below 80% of Broward County area median income (AMI). Income limits are set by HUD. As of April 2018, the income limits are:

Household Size	Low (80%)
1 person	\$45,300
2 person	\$51,750
3 person	\$58,200
4 person	\$64,650
5 person	\$69,850
6 person	\$75,000
7 person	\$80,200

***3 Bedroom/ 2 Bathrooms**
***1300-1500 sq ft.**
***Sustainable Features**

Recipients of down-payment assistance from the City of Dania Beach or Dania Beach CRA may not sell the home for ten (10) years following the purchase. The down-payment assistance will be repaid if the owner or owners sell their property before ten (10) years from the purchase date. If the property owner keeps the property for ten (10) years following the purchase date, no repayment will be required.

Call us at: 954-924-6801
www.daniabeachCRA.org

City Hall | NW Conference Room
100 W. Dania Beach Blvd | Dania Beach FL, 33004



MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, SEPTEMBER 11, 2018 – 5:30 P.M.

1. Call to Order/Roll Call

Chairman James called the meeting to order at 5:39 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:	Thomas Schneider

2. Citizen Comments

Linda Wilson, President of Dania Beach Friends of the Library, and member of the Creative Arts Council Advisory Board, thanked the CRA for Dania After Dark and the Art of Community Grant.

3. Administrative Reports

Director Williams reviewed a memo she distributed to the Board, which is attached to and incorporated into these minutes.

She noted a CRA workshop would be needed to discuss the City Center Community Charrette/City Center Redevelopment.

The Board agreed to hold a workshop on October 1, 2018, at 10:30 a.m.

Discussion ensued regarding attendance at the FRA 2018 Annual Conference on October 24-26, 2018.

3.1 At Home Dania Beach (Residential Beautification Grant Flyer)

Director Williams reviewed the flyer included in the agenda packet.

3.2 Commercial Property Improvement Grant Flyer

Director Williams reviewed the flyer included in the agenda packet.

Discussion ensued regarding the discontinued grant program for business interiors.

3.3 Art of Community Grant: Neighborhood Interviews Flyer

Director Williams reviewed the flyer included in the agenda packet.

3.4 Appreciation Award - City of Dania Beach Staff

Director Williams and the Board presented the CRA's 2018 Commendation Award to Rachel Icenhour, Utility Customer Service Technician, and Willie Spencer, Maintenance Worker/Equipment Operator I, for their outstanding service to the CRA.

4. Presentations

4.1 City Center Community Charrette: Findings & Next Steps Florida International University Metropolitan Center

Kevin Greiner, FIU Metropolitan Center, gave a PowerPoint presentation and reviewed a summary report handout, which are attached to and incorporated into these minutes.

5. Consent Agenda

Items Removed from Consent Agenda: #5.3

5.1 Minutes: Approve Minutes of the August 28, 2018 CRA Board Meeting

5.2 Travel Requests: None

5.4 RESOLUTION NO. 2018-CRA-012

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE AN AGREEMENT WITHOUT COMPETITIVE BIDDING WITH WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L. TO PROVIDE LEGAL SERVICES AS SPECIAL COUNSEL TO THE CRA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5.5 RESOLUTION NO. 2018-CRA-013

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 RENEW PERSONAL SERVICES AGREEMENTS FOR A ONE YEAR PERIOD WITHOUT COMPETITIVE BIDDING FOR A FARMERS MARKET MANAGER AND FARMERS MARKET PROMOTIONS COORDINATOR IN RELATION TO THE UNITED STATES DEPARTMENT OF

AGRICULTURE (“USDA”) AGRICULTURAL MARKETING SERVICES (“AMS”) GRANT AWARD FOR THE FARMERS MARKET PROMOTION PROGRAM (“FMPP”); IN AN AMOUNT NOT TO EXCEED FORTY TWO THOUSAND ONE HUNDRED SIXTY SEVEN DOLLARS (\$42,167.00) AND TEN THOUSAND THREE HUNDRED THIRTY FIVE DOLLARS (\$10,335.00) RESPECTIVELY; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5.6 RESOLUTION NO. 2018-CRA-014

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE AN AGREEMENT WITHOUT COMPETITIVE BIDDING WITH SAUL EWING ARNSTEIN & LEHR LLP TO PROVIDE LEGAL SERVICES AS SPECIAL COUNSEL TO THE CRA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5.7 RESOLUTION NO. 2018-CRA-015

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2018 AND ENDING ON SEPTEMBER 30, 2019; APPROPRIATING FUNDS AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE CRA FOR SUCH FISCAL YEAR; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Board Member Grace motioned to approve the Consent Agenda, with the exception of Item #5.3; seconded by Vice-Chairman Harris. The motion carried unanimously.

- 5.3 Approve the Commercial Property Improvement Grant Application for Associates MD, 1437 South Federal Highway, in an amount not to exceed \$20,000.00

DeAndre Spradley, Economic Development Manager, gave a brief overview of the project, which is attached to and incorporated into these minutes.

Sergio Lafratta, Associates MD, and Mark Engel, Architect, provided additional information on the project.

Vice-Mayor Harris motioned to approve the grant application for Associates MD; seconded by Board Member Salvino. The motion carried unanimously.

6. Proposals and Bids

6.1 RESOLUTION NO. 2018-CRA-016

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 AWARD A BID RELATED TO REQUEST FOR PROPOSAL (RFP NO. CRA-18-001) TO ATLANTIC STUDIOS, INC. FOR PRODUCTION SERVICES FOR THE 2018-2019 DANIA AFTER DARK FESTIVAL (DAD) IN AN AMOUNT NOT TO EXCEED SIXTY NINE THOUSAND SIX HUNDRED

DOLLARS (\$69,600.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2018-CRA-016.

Commissioner Salvino asked what is included in the production cost.

Director Williams responded staging, sound, the band, electricity, fire inspection permits, BSO details, and vendors are covered.

Board Member Grace motioned to adopt Resolution #2018-CRA-016; seconded by Board Member Salvino. The motion carried unanimously.

7. Discussion and Possible Action

7.1 Florida Department of Economic Opportunity/Total Quality Logistics, LLC - Push Option Request

Director Williams reviewed the memo included in the agenda packet, and noted the item would come up on tonight's Commission agenda.

She recommended the Board support a request to the City Commission to approve the push option request by Total Quality Logistics to extend the job creation schedule by 12 months and reduce the tax refund amount from \$36,000.00 to \$34,200.00, payable in increments over a 3-year period beginning in 2019 pending invoice from DEO.

7.2 RESOLUTION NO. 2018-CRA-017

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE RENEWAL OF AN EMPLOYMENT AGREEMENT WITH MS. RICKELLE WILLIAMS TO PROVIDE SERVICES AS EXECUTIVE DIRECTOR TO THE CRA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2018-CRA-017.

Commissioner Brandimarte asked why we are not waiting until the 1-year term is up.

Director Williams noted the contract would go into effect on November 15, 2018, and this was brought forward now as part of the budget process.

Vice-Mayor Harris proposed a 2 or 3 year contract term, with a minimum of 6% increase, plus the 2 extra personal days, and with an evaluation after 1 year.

Board Member Grace felt we should stick with the automatic 4% for all employees plus 2 additional personal days.

Director Williams reviewed the details of her request.

Board Member Grace felt the contract should be for 2 years.

Board Member Brandimarte said it should be 1 year.

Chairman James noted she is okay with what Director Williams asked for, especially with the amount of work that she does.

Board Member Grace noted there would be an election in two years and the new Board should have input.

Director Williams addressed the projects coming up and said she would like to see them through their fruition.

Board Member Salvino said the length of term does not make a difference if there is a clause in the contract that the Board can terminate it with the proper notice given.

The consensus of the Board was for a 2-year term contract and for 2 additional personal days.

Vice-Mayor Harris motioned to adopt Resolution #2018-CRA-017; seconded by Board Member Grace. The motion carried unanimously.

8. Board Member Comments

Board Member Salvino commended Director Williams on Dania After Dark. Businesses are getting a benefit from the events.

Board Member Salvino questioned if we could move the Board meeting time to 6:00 p.m. if there is not a lot on the agenda, with a 2-week notice if it needed to be at 5:30 p.m.

Director Williams noted recent meetings have been rather lengthy; if there is a short agenda, she will reach out to start the meeting later.

Board Member Grace spoke of the Dania After Dark event.

Board Member Brandimarte spoke of political campaigning going on at the Dania After Dark event. She does not want the event to become political and someone should monitor the activity.

City Attorney Ansbro noted there is no statute that restricts campaigning on City property, although candidates cannot take contributions in city buildings, or campaign within 100 feet of a polling place.

Board Member Brandimarte felt the event should be stopped until after the election if it is going to turn into a political environment.

9. Information Items

There were no information items on this agenda.

10. Adjournment

Chairman James adjourned the meeting at 6:59 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

TAMARA JAMES
CHAIRMAN – CRA

MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
WORKSHOP – CITY CENTER REDEVELOPMENT
MONDAY, OCTOBER 1, 2018 – 10:30 A.M.

1. Call to Order/Roll Call

Chairman James called the meeting to order at 10:33 a.m.

Present:

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

Absent:

Board Member	Chickie Brandimarte
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2. City Center Redevelopment

2.1 City Center Community Charrette Report and Action Plan

Director Williams noted she would like to get off to a great start and this will be a team effort between the CRA and the City.

Kevin T. Greiner, Senior Fellow, FIU Metropolitan Center, the Study author and Project Manager, gave a presentation which is attached to and incorporated into these minutes. He stressed what a good position Dania Beach is in right now.

Board Member Salvino agreed; we are in the driver's seat. He questioned the Dania Beach numbers for business growth and for residents who live and work in the City. He felt the figures are slightly off, particularly the value of our property. He is in favor of the City Center, but does not want to spend any money, and believes we will not have to do so once we get a developer in here.

Mr. Greiner further explained the numbers and their calculations.

Board Member Grace said we are on target with this, and noted the charrette was excellent. She explained why she thinks the numbers for Dania Beach are lower than what they should be and said she can see values escalate in the next 3-5 years because of Dania Pointe. In the next five

years, we will have an additional 4,000 people living in Dania Beach, and she would like the developers to hold job fairs. We should be cautious as to how we put the partnerships in place.

Chairman James spoke of home values in Dania Beach and noted it is not necessarily the developers causing the increases. She also spoke of the work force and the situation they are facing with all of the unaffordable homes here. She noted we need a strict lease of City property so that we are always in the driver's seat, and felt we could get this done with little to no cost to the City. She asked how many housing units we would need to attract a developer, and regarding number 6, we have to provide an educational component because the current library needs to be expanded and upgraded. She also favors mixed income housing.

Vice-Chairman Harris questioned the public space and art components.

Mr. Greiner spoke of how to distinguish the City Center with plazas and art.

Vice-Chairman Harris asked about the valuation of the City property.

Mr. Greiner explained it represents the value of the land, excluding the buildings.

Vice-Chairman Harris spoke of the workspace requirements in a new City Hall, adding floors to the parking garage, and the light rail line.

Director Williams noted the overall purpose of the workshop was to review the report and to get a consensus of the Board to move forward with this.

The Board agreed they are in favor of P3 arrangements.

Director Williams noted at the next CRA Board meeting, she would ask the Board to accept the FIU report, and to approve Tasks 1, 2, and 3. She thanked Mr. Greiner and FIU, and said we want to work lockstep with City Administration.

Linda Wilson spoke of the evaluation process that should be followed for the various components involved.

Bob Shapiro, Master Development, emphasized we need better schools and we need to think of education in general; this will attract developers.

Vice-Chairman Harris questioned the timeline for an RFP.

Board Member Salvino commented Director Williams could give 15-minute presentations at Commission meetings, if needed.

City Attorney Ansbro questioned what firms should be utilized as the point persons for this project.

Mr. Greiner responded larger law firms out of Miami that have practice with real estate, and especially the national brokerage firms throughout Florida that have tenant representation experience.

Director Williams questioned if items in this process could be brought before the Commission for approval without having a CRA Board meeting.

City Attorney Ansbro responded items could be approved at regular Commission meetings.

Vice-Chairman Harris asked if Mr. Greiner encouraged us to hire a PR & marketing firm to help establish the guidelines for the RFP.

Mr. Greiner spoke of good tenant representation and getting the proposal into the hands of the developers capable of doing this type of project.

Chairman James asked City staff to offer their insight.

Colin Donnelly, Assistant City Manager, noted some of these decisions may want to be delayed until we have a new City Manager.

Marc LaFerrier, Director of Community Development, thanked Director Williams for being thorough, and noted the future is now; it is important to move forward and be sure we do this right.

Brad Kaine, Director of Public Services, noted his department is here to help.

Nicki Satterfield, Director of Finance, commented we should be sure to take our time and not be so eager that we give away the farm.

Director Williams felt doing a RFP to get a tenant representative would not be difficult for the CRA staff to handle, along with consultation with City staff. She would look into law firms which have done similar projects in the local area.

City Attorney Ansbro added the rail is critical and we should have dialogue quickly with businesses close to the railway.

Chairman James questioned if the Board was in support of this being a destination with a rail line.

Community Development Director LaFerrier noted that the previous Commission identified this area for a rail line, and the EIS (Environmental Impact Statement) could be referenced.

Director Williams thanked everyone for their support.

3. Adjournment

Chairman James adjourned the meeting at 12:06 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

TAMARA JAMES
CHAIRMAN – CRA

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

Request from Chairman Tamara James to attend the Florida Redevelopment Association (FRA) Annual Conference in Fort Myers, Florida, on October 23-26, 2018 (Estimated cost \$1,349.48)

Request from Vice-Chairman Bill Harris to attend the Florida Redevelopment Association (FRA) Annual Conference in Fort Myers, Florida, on October 24-27, 2018 (Estimated cost \$1,455.62)

Request from Board Member Bobbie Grace to attend the Florida Redevelopment Association (FRA) Annual Conference in Fort Myers, Florida, on October 23-26, 2018 (Estimated cost \$1,172.87)

Request from Board Member Marco Salvino to attend the Florida Redevelopment Association (FRA) Annual Conference in Fort Myers, Florida, on October 24-26, 2018 (Estimated cost \$649.77)

Request from Rickelle Williams, CRA Executive Director, to attend the Florida Redevelopment Association (FRA) Academy and Annual Conference in Fort Myers, Florida, on October 22-26, 2018 (Estimated cost \$2,168.07)

Request from DeAndrae Spradley, Economic Development Manager, to attend the Florida Redevelopment Association (FRA) Academy and Annual Conference in Fort Myers, Florida, on October 22-26, 2018 (Estimated cost \$2,159.70)

Request from Kisha Payen, CRA Coordinator, to attend the Florida Redevelopment Association (FRA) Academy and Annual Conference in Fort Myers, Florida, on October 22-26, 2018 (Estimated cost \$2,159.70)

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

Travel Request Memo CRA Board - FRA Annual Conference, Travel Request Memo CRA Staff - FRA Annual Conference Oct. 22-26, 2018, Travel Request - Mayor Tamara James FRA Academy & Conference October 23-26, 2018, Travel Request - Vice-Mayor Bill Harris FRA Academy & Conference October 24-27, 2018, Travel Request - Commissioner Bobbie Grace FRA Academy & Conference October 23-26, 2018, Travel Request - Commissioner Marco Salvino FRA Academy & Conference October 24-26, 2018, Travel Request - Rickelle Williams FRA Academy & Conference October 22-26, 2018, Travel Request - DeAndrae Spradley FRA Academy & Conference October 22-26, 2018, Travel Request - Kisha Payen FRA Academy & Conference October 22-26, 2018

To: Chair, Vice Chair and Board of Commissioners

From: Rickelle Williams, Executive Director

Date: October 9, 2018

Re: Travel Request for CRA Board Chair, Tamara James, Vice-Chair, Bill Harris, Board member, Bobbie Grace and Board member, Marco A. Salvino to attend the Florida Redevelopment Association (FRA) Annual Conference, in Fort Myers, Florida on October 24 – 26, 2018

Background

At the September 11th CRA Board Meeting the CRA Executive Director advised the CRA Board that the Florida Redevelopment Association (FRA) was holding its annual conference at the Sanibel Marriott in Fort Myers, Florida, from October 24 – 26, 2018, and that all members of the Board were invited and should communicate whether they would be able to attend.

FRA is a professional organization dedicated to promoting redevelopment of communities throughout Florida. The organization is committed to providing a forum for its more than 300 members to share knowledge and common experiences regarding revitalization opportunities and issues. FRA encourages adoption of legal and financial tools and programs favorable to community growth and serves as a statewide clearinghouse for redevelopment information.

As a member of FRA, the CRA believes that attendance at the Conference will provide CRA Board members with an excellent opportunity to learn about the redevelopment initiatives of other communities. The Conference will promote an exchange of ideas at the various educational sessions and workshops, which should will encourage the CRA's approach to growth and redevelopment in Dania Beach.

Request

The CRA is requesting travel authorization for CRA Board Chair, Tamara James, Vice-Chair, Bill Harris, Board member, Bobbie H. Grace and Board member, Marco A. Salvino, to attend the Florida Redevelopment Association (FRA) Annual Conference, in Fort Myers, Florida on October 24-26, 2018.

Conference registration, and hotel accommodations have been reserved in anticipation of approval, and costs are as follows:

Tamara James	\$1,349.48 (Car rental requested)
Bill Harris	\$1,455.62
Bobbie Grace	\$1,172.87
Marco Salvino	\$ 649.77 (No hotel reservation required)

Recommendation

Motion to approve CRA Board member travel authorizations and ratify expenditures.

To: Chair, Vice Chair and Board of Commissioners

From: Rickelle Williams, Executive Director

Date: October 9, 2018

Re: Travel Request for Rickelle Williams, DeAndrae Spradley and Kisha Payen to attend the Florida Redevelopment Association (FRA) Annual Conference and Certification Training, in Fort Myers, Florida October 23 – 26, 2018

Background

The Florida Redevelopment Association (FRA) is holding its annual conference in Fort Myers, Florida, from October 24 – 26, 2018. Certification Training courses offered by FRA's Redevelopment Academy are being held at the Conference location on the day before the Conference starts.

Request

The CRA is requesting travel authorization for CRA staff, Executive Director, Rickelle Williams, Economic Development Manager, DeAndrae Spradley, and CRA Coordinator, Kisha Payen to attend the Conference in addition to a scheduled Redevelopment Academy course for certification and training purposes on October 23, 2018.

Conference registration, hotel accommodations and course registration have been reserved in anticipation of approval, and costs are as follows:

Rickelle Williams	\$2,168.07
DeAndrae Spradley	\$2,159.70
Kisha Payen	\$2,159.70

Recommendation

Motion to approve CRA staff travel authorizations and ratify expenditures.

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Tamara James
DEPARTMENT: CRA Board
LOCATION: Fort Myers, FL
TRIP/TRAINING DATE: October 23 - 26, 2018
PURPOSE: Attend 2018 FRA Conference

CHECK ONE

- ☐ Certification
☐ General Training
☐ License
☒ Other

Note any overnight or out of state travel events attended in the last 12 months:

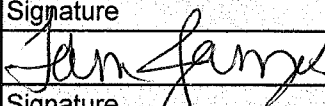
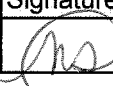
2018 FLC Annual Conference, Hollywood, FL, Aug 16 - 19, 2018

ACCOUNT NO: 106-52-01-552-40-10

COST SUMMARY		
Expense	Description	Estimate
Registration	FRA	\$ 395.00
Lodging (3 nights @ \$212.52)	Sanibel Harbour Marriott Hotel & Spa	\$ 637.58
Parking (Self/Valet - \$12/\$20 per night)	Sanibel Harbour Marriott Hotel & Spa	\$ 60.00
Rental Car	Enterprise	\$ 116.60
Per Diem	Tamara James	\$ 140.30
TOTAL EXPENSES		\$ 1,349.48

TOTAL ESTIMATED TRAVEL COST

\$ 1,349.48

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature	Date
Tamara James		10/1/18
Finance Director (print)	Signature	Date
Nicki Satterfield		10/1/18

TO BE COMPLETED BY FINANCE

Preparer (print name)	Signature	Date
Tania Stevens		10/1/18

[Sign Out](#) [Kisha Payen](#) [Cart](#)[Keyword Search](#)[Home](#) [Directory](#) [Events](#) [My Account](#)

Thank you for your payment. This web page is your receipt - please print a copy for your records.

Need help printing? Try the *control-P* key command: press and hold the *control* key (usually located on the bottom left of the keyboard), and then press the letter *P*.

Order Confirmation

Florida League of Cities

Order Number 68409
Order Date 9/21/2018
Bill To Kisha Payen
Payment Method Visa *****6367
Name on Card Kathleen Weekes
Ship To Kisha Payen
100 W Dania Beach Blvd
Dania Beach, FL 33004-3643

Item	Quantity	Price	Total
FRA 2018 Annual Conference - Tamara James When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member	1	395.00	395.00
			10/24/2018 7:00 AM
FRA 2018 Annual Conference - Bobbie H. Grace When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member	1	395.00	395.00
			10/24/2018 7:00 AM
Item Total			790.00
TRANSACTION GRAND TOTAL			790.00
Payment Amount			790.00

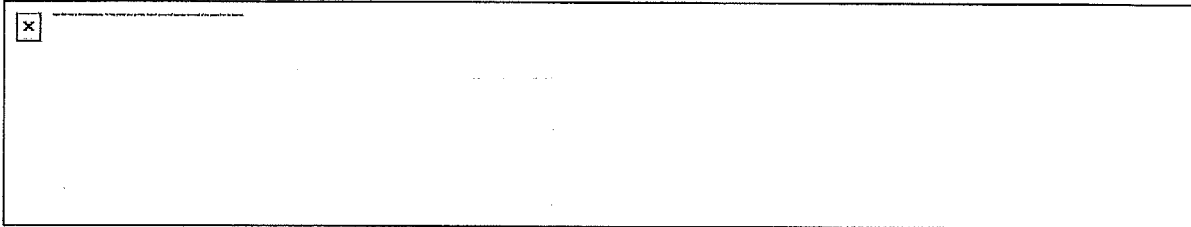
A confirmation is being sent to: kwhitedavis@daniabeachfl.gov

Send another copy to:

[Send](#)

Payen, Kisha

From: TravelUp Hotels <hotels@travelup.com>
Sent: Wednesday, September 19, 2018 4:07 PM
To: Payen, Kisha
Subject: Your Booking Details from TravelUp (Booking No - HTT-64WGVV)



Dear Ms. Kisha Payen

Thank you for choosing travelup

Your chosen hotel is pending confirmation with our supplier

Reservation Details

Booking Reservation:	HTT-64WGVV	Booking Date:	9/19/2018 9:06 PM
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Hotel Information

Supplier Reference:	PENDING	Property Name:	Sanibel Harbour Marriott Resort & Spa - 4 *
Check in Date:	10/23/2018	Check out Date:	10/26/2018
Stay Duration:	3 nights	Board Type:	Room Only
No. of Rooms:	1	Room Details:	Double Run Of House

Price Breakdown

Hotel	Payable (US\$)
Room 1 (Double Run Of House)	637.58
Total Payable to TravelUp	637.58
Local Charges	Payable (US\$)
Total Resort Fees	45.00
Total Locally Payable Charges	45.00

*Please note that any locally payable charges will be collected in the local currency. Resort fees are levied by the hotel, city taxes are collected by the hotel at check in on behalf of the local tourism authorities.

Guest Details

Lead Guest Name Room 1

Ms. KISHA PAYEN

Cancellation Policy

Double Run Of House

This room rate is non-refundable, once confirmed any cancellations or no shows will be charged at the full booking price.

DOUBLE RUN OF HOUSE : "Check in by 4:00 p.m Check out by 11:00 a.m Self Parking \$12.00 or Valet Parking \$20.00 are per car per night. *Amount is subject to change without notice. Rollaway beds are complimentary based upon availability. Cribs are complimentary based upon availability. Pets are not allowed. Children age five (5) and under eat for free when dining with a paying adult and ordering from the children's menu. *Amount subject to change without notice* January 1, 2016 until December 24, 2018 - Book 5 consecutive nights and receive free breakfast for 2 adults. Available in multiples and on all room types. Not valid with any other promotion. . Minimum check-in age 21. Car park YES (without additional debit notes).

Cancel policy is based on the local time of destination.

Please note that some cancellations may be subject to an administration processing fee, for further details please refer to our full terms and conditions. Any rooms that have been reserved with a deposit payment are subject to our standard website cancellations terms.

We will not be able to refund any payment for no-shows or early check-out.

Frequently Asked Questions

Why is my booking not confirmed? - Occasionally a conflict can occur when two systems try to reserve the same room at exactly the same time or during peak times a suppliers booking system can be fail to confirm a book instantly.

What happens now? - Our Customer Service team have been alerted and will now contact the room provider to process your reservation manually. We have staff on duty 24 hours a day, 7 days a week but not all suppliers support these hours so please allow up to 24 hours for an update from us.

Has my card been charged? - Your card has been charged as we take payment when the booking request is submitted. In the unlikely event that we cannot confirm your reservation we will issue a prompt refund for your card issuer to process.

Can I cancel? - Please call us on 001 646 844 9197 if you wish to cancel your reservation, you can cancel without incurring any charges regardless of the booking conditions if the booking has not been confirmed. Once the booking has been confirmed and a confirmation issued then cancellation fees may apply.

Should you have any queries please check our FAQ section or complete our customer enquiry form by clicking [here](#)

We'd like to thank you once again for choosing travelup.

Kind Regards,

The travelup team.

www.travelup.com

All bookings are subject to our [terms and conditions](#)

City of Dania Beach **Travel Per Diem Calculator**

Traveler Name: Tamara James

Description of Trip: Attend 2018 FRA Conference

Daily Per Diem Rate for FY 19:

\$ 61.00

Destination: Ft. Myers, FL

First Date of Travel 23-Oct-18

Last Date of Travel 26-Oct-18

		Travel		Travel			
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date		23-Oct-18	24-Oct-18	25-Oct-18	26-Oct-18		
Breakfast 15%			\$ 9.15	\$ 9.15			
Lunch 35%			\$ -	\$ -			
Dinner 50%			\$ 30.50	\$ -			
Total Daily total =		\$ 45.75	\$ 39.65	\$ 9.15	\$ 45.75		

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date							
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =							

Pro-rating Per Diem for Travel Date of Departure/Return: **\$ 45.75**

Total Per Diem Due to Traveler

\$ 140.30

Meal Exclusions		
Date	Meal Provided	Amount
24-Oct-18	Lunch	\$ 21.35
24-Oct-18	Dinner	\$ 30.50
25-Oct-18	Lunch	\$ 21.35
25-Oct-18	Dinner	\$ 30.50

Primary Destination ⁽¹⁾	County ⁽²⁾	M&IE Total	Continental Breakfast/ Breakfast	Lunch	Dinner	Incidental Expenses	First & Last Day of Travel ⁽³⁾
Fort Myers	Lee	\$61	\$14	\$16	\$26	\$5	\$45.75

Stevens, Tania

From: no-reply@partnerbookingkit.com
Sent: Wednesday, September 26, 2018 3:53 PM
To: Stevens, Tania
Subject: Enterprise Car Rental Confirmation: 1273734748

Thank you for your reservation! Your confirmation number is: 1273734748



Thank you for your reservation!

Your confirmation number is: 1273734748

[Modify or cancel your reservation here](#)

Reservation Details

Pickup Date & Time

Tue, Oct 23 2018 9:00 AM

Return Date & Time

Fri, Oct 26 2018 5:00 PM

Pickup Location

Dania
801 S Federal Highway
Dania, FL, United States 33004

Return Location

Dania
801 S Federal Highway
Dania, FL, United States 33004

Vehicle Information

Economy



Mitsubishi Mirage or similar

- Air Conditioner
- Automatic

Protection Products

- Collision damage waiver full
- Roadside assistance protection

Driver's Name

Tamara James

Email

kweekes@daniabeachfl.gov

Phone

+1 954-924-6800

Payment

Billing number

*****390

Rate Details

Base Rate	102.00 USD
Collision Damage Waiver Full	(included)
Roadside Assistance Protection	(included)
Tire Fee	(included)
Vlf Rec	(included)

Sc Rec	8.00 USD
Sales Tax	6.60 USD
Total Price	116.60 USD

Your discount has been applied.

This vehicle comes with unlimited mileage.

Hours of Operation

Sunday	Closed
Monday	7:30 AM–6:00 PM
Tuesday	7:30 AM–6:00 PM
Wednesday	7:30 AM–6:00 PM
Thursday	7:30 AM–6:00 PM
Friday	7:30 AM–6:00 PM
Saturday	9:00 AM–12:00 PM

Key Facts About Your Rental

This is a summary of the key facts you should know when hiring a vehicle, which will help you understand what will be included in your rental agreement.

The rental agreement will be entered into at the time and place of vehicle hire between you and our affiliate or franchisee of the Alamo Rent-A-Car brand that operates the branch location (referred to as “the Rental Company”) and will be governed by the law of the rental country. You should always read your rental agreement in full before signing it.

Note - Unless you purchase a waiver or protection product or one is included in your reservation as specified below, to the extent permitted by the law applicable to your rental agreement, you are responsible to the Rental Company for theft or any damage to the vehicle during the full period of your vehicle hire. For rentals in most countries, you will be liable even if the accident was not your fault. If you are liable, your liability includes loss of revenue if the vehicle cannot be rented because it is damaged or stolen, a reasonable claims administration fee, diminishment of value, and any towing, storage or impound fees of the vehicle. Third-party liability protection is included in your reservation unless you have booked utilising an Account Number and third-party liability protection is specifically excluded via the associated Corporate Account agreement.

Protection Products

Your rental agreement will include the following protection products:

- Collision damage waiver full (DAMAGE WAIVER)



MIAMI CRA



Annual Conference

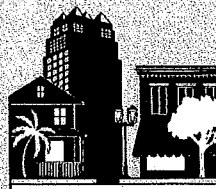
October 24-26, 2018

Sanibel Harbour Marriott ■ 17260 Harbour Pointe Drive ■ Fort Myers, FL 33908

www.redevelopment.net/2018-annual-conference



GAINESVILLE CRA

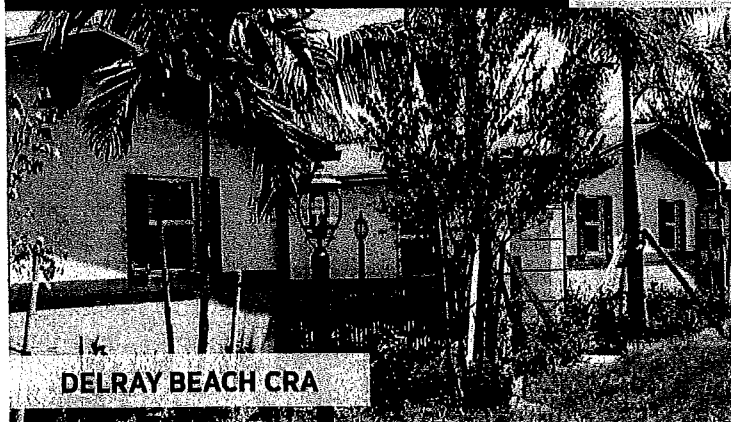


**FLORIDA
REDEVELOPMENT
ASSOCIATION**

**BURKHARDT
CONSTRUCTION, INC.**



ORLANDO CRA



DELRAY BEACH CRA



BOYNTON BEACH CRA



2018 ANNUAL CONFERENCE

Program as of September 17

FRA has secured CEU's for AICP as noted and for IEDC and the Florida Bar

WEDNESDAY, OCTOBER 24, 2018

Mobile Tour of Fort Myers CRA (separate registration fee)

8:00 a.m. – 11:15 a.m.

Take a walk back in time through the beautiful, historic Fort Myers River District. As you wander streets lined with the same bricks that Thomas Edison and Henry Ford strolled during their visits to Fort Myers, you will learn the fascinating history of this turn-of-the-century boom town. Immerse yourself in the ambitions and rivalries of the sometimes unruly, often stubborn, but always visionary early builders of Fort Myers. Once you've learned the history, you will zoom forward into the 21st Century with an exclusive insider's tour of several redevelopment projects. Led by the Fort Myers CRA's staff, you will view established successes and new ventures in the making. The Fort Myers River District Tour will engage your senses, your thoughts and your emotions as you experience "The City of Palms".

CM 3.0

Tour Guides: *Natalie S. Dunham*, Marketing & Promotions Manager, Fort Myers CRA and *Don Paight*, Founding Fort Myers CRA Executive Director & Associate, CRE Consultants

Community Redevelopment Agency (CRA) Boot Camp (separate registration fee)

8:00 a.m. – 11:15 a.m.

Bring the combat boots - we will cover what you need to know about your Florida CRA before you take another step soldier! We will share facts, dispel fantasy, and make sense of CRAs for you. Bring your questions and you will take home reliable information to help you carry out your role in the CRA process. Geared towards policy setters, administrators and volunteers, this will be about the top answers to the top questions about running a CRA in Florida. Space is limited.

CM 3.0

Speaker and Facilitator: *Carol Westmoreland*, Executive Director, Florida Redevelopment Association

WEDNESDAY, OCTOBER 24, 2018

Welcome Luncheon in the Exhibit Hall

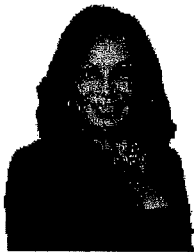
11:15 a.m. – 12:45 p.m.

Welcome Plenary Session and Keynote Presentation

12:45 p.m. – 2:00 p.m.

Keynote Speaker: **Gypsy C. Gallardo, M.P.P.,**

CEO, Urban Market Analytics, A division of The Power Broker Media Group



Gypsy Gallardo is CEO of Urban Market Analytics, a Florida-based firm that specializes in designing, funding, and evaluating place-based solutions. Focus is on those that “move the needle” of economic progress for low-income people and communities, including redevelopment strategies, community economy growth plans, workforce development, and initiatives to accelerate poverty reduction.

CM 1.0

Refreshment Break

2:00 p.m. – 2:15 p.m.

Exhibit Hall

WEDNESDAY, OCTOBER 24, 2018

**The Federal Community Reinvestment Act (CRA) for Florida's
Community Redevelopment Agencies (CRAs)**

2:15 p.m. – 3:15 p.m.

Learn about the Community Reinvestment Act (CRA) and how city and county Community Redevelopment Agencies (CRAs) can partner with banks to meet community development needs. Examples of economic development, small business support, affordable housing as well as revitalization and stabilization will be discussed. The session will include a presentation and exercise in identifying bank Community Reinvestment Act opportunities. You will leave with a general knowledge of the Act and understanding about how redevelopment areas can use their plan goals and objectives to partner on your projects.

CM 1.0

Speakers: *April A. Atkins*, AICP, Community Affairs Specialist, Federal Deposit Insurance Corporation; and *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Taking it to the (Complete) Streets

2:15 p.m. – 3:15 p.m.

The session will describe how a four-lane undivided roadway was successfully transformed into a “complete street”. This case study will overview the public process, as well as the government side. Our partners will share the pitfalls and opportunities for creative coordination in capital project planning. We will also discuss how to work with the Florida Department of Transportation for complete streets, what the program is, and examples of how it works at the local level.

CM 1.0

Moderator: *Melanie Weaver Carr*, Senior Transportation Policy Analyst, Office of Policy Planning, Florida Department of Transportation

Speakers: *DeWayne Carver*, AICP, State Complete Streets Program Manager, Florida Department of Transportation; *Blake Drury*, Director, Planning and Urban Design, Community Solutions Group; and *Kyle Dudgeon*, FRA-RA, Assistant Director, Planning/CRA, City of Winter Park

WEDNESDAY, OCTOBER 24, 2018

Getting Your Redevelopment Project Funded in the Underserved Community

2:15 p.m. – 3:15 p.m.

The goal of this forum is to provide examples of why it's important to be engaged in the local government budgeting process. How to plug into the process, as a stakeholder, and how to get your projects funded, will be discussed. Local decisions are made based on funding, but a lot of times it's also based on public participation. So, we need to make sure the residents are focused on the funding, and not rely on just having a seat at the table. Our "Diversity Session" will continue the discussion where you can also actively engage.

CM 1.0

Moderator: *Ken Thomas*, Manager, Housing & Redevelopment, City of Leesburg

Speakers: The *Honorable John H. Christian*, Commissioner, City of Leesburg; and
Tony Otte, CEC, CRA/Economic Development Director, City of New Smyrna Beach

Refreshment Break

3:15 p.m. – 3:30 p.m.

Exhibit Hall

Making the Right Decisions through Land Use Economics

3:30 p.m. – 4:30 p.m.

We will focus on the nuts and bolts of an effective tool for making smart redevelopment decisions - using land value and economic analysis/projections. We will also discuss a case study in Gainesville, Florida, where an analysis put the theories to work. The practical and on-the-ground application of the study revealed benefits and challenges that come with a greater understanding of economic factors. Want to know what things are important to measure, and how it is customizable to your community? This information can get officials, citizens and volunteers excited about your efforts. **CM 1.0**

Speakers: *Joe Minnicozzi*, Urban3, LLC and *Sarah Vidal-Finn*, Director, Gainesville Community Redevelopment Agency

WEDNESDAY, OCTOBER 24, 2018

No Brainer Social Media for Your CRA Community

3:30 p.m. – 4:30 p.m.

Learn how to engage small businesses and residents within your redevelopment area through social media. We will be using one example in Boynton Beach, in partnership with their local workforce office, and another statewide example of what was done for the FRA legislative advocacy statewide campaign. We will share valuable strategies for marketing and analytics necessary to reach new “customers” whether they are buying a product, volunteering or supporting CRA projects. These include creative partnerships, measurable results, video testimonials, and customized training modules. Come share your experiences and successes that worked for your community!

CM 1.0

Moderator and Speaker: *Jessie Johnson*, Vice President & Account Supervisor, RB Oppenheim Associates

Speakers: *Michael Corbit*, Director of Business Development, CareerSource Palm Beach County; *Renee Roberts*, Social Media and Communications Specialist, Boynton Beach CRA; and *Theresa Utterback*, Development Services Manager, Boynton Beach CRA

Do's and Don'ts of Marketing & Special Events (Activating Spaces)

3:30 p.m. – 4:30 p.m.

Many CRA's sponsor or produce events, programs and campaigns to activate public spaces and reinvent blighted commercial districts. This session will highlight creative strategies to ensure statutory compliance while producing engaging community events or campaigns designed to further your CRA goals. We will talk about tweaking your program to tighten up the criteria or other aspects to focus on economic development. Attendees will gain valuable insight to ensure that their existing or future event programs and marketing campaign strategies contain the specific elements necessary to meet or exceed statutory guidelines.

CM 1.0

Moderator: *Robert Ironsmith*, AICP, Director of Economic Development and Housing, City of Dunedin

Speakers: *Sharon West McCormick*, Director of Business Attraction & Marketing, RMA and *Claudia McKenna*, Esq., CRA Attorney, Community Redevelopment Legal Services; and *Brenda Thrower*, FRA-RA, Economic Development Specialist, City of Tampa, Ybor City Development Corporation

WEDNESDAY, OCTOBER 24, 2018

Refreshment Break

4:30 p.m. – 4:45 p.m.

Exhibit Hall

Plenary: 2019 CRA Legislative Outlook

4:45 p.m. – 5:45 p.m.

Our FRA lobbyists will share what they see in store for the 2019 legislative session. This is a not to be missed meeting about where CRAs are relative to the next session, and how you can stay in the know, and assist in the effort.

CM Legal 1.0

Reception in the Exhibit Hall

6:00 p.m. – 7:30 p.m.

Meet or reconnect with the private sector members of the FRA, and key supporters of Florida redevelopment! They will provide visuals of the neat things they are doing in various areas around the state – you provide business cards to be eligible for drawings with great giveaways. This is a fun, informal event with light food and beverages included with the conference registration.

THURSDAY, OCTOBER 25, 2018

Key Elements of Successful Neighborhood Transformation

8:00 a.m. – 9:00 a.m.

We will present examples of how redevelopment transforms neighborhoods, not just commercial areas. The presentation will include how a holistic approach that addresses the environmental, built and social aspects of communities can work. In these examples, areas came alive through great design, community support and walkable, flexible spaces. We will address the “what”, but also the “how” that resulted in significantly revitalizing these neighborhoods.

CM 1.0

Moderator and Speaker: **Jon Ward**, Executive Director, West Palm Beach
Community Redevelopment Agency (CRA)

Speakers: **Felix C. Deloatch**, Director of Florida Operations, Torti Gallas; **Tom Gallas**, Chief Executive Officer and National Capital Planning Commissioner, CPA, LEED AP BD+C, Torti Gallas

Partnering for Success with Citizen Surveys

8:00 a.m. – 9:00 a.m.

Getting input from citizens on current and future projects can be a powerful tool, however, gathering information can be a difficult undertaking for staff. Learn how the City of Zephyrhills partnered with the University of South Florida to create a dynamic citizen survey, using GIS technology designed and carried out by students.

CM 1.0

Moderator: **Gail K. Hamilton**, CRA Director, City of Zephyrhills and FRA President Elect

Speakers: **Jensen Hackett** and **Keve DeFranc**, USF Interns; and **Steve Spina**, City Manager, City of Zephyrhills

THURSDAY, OCTOBER 25, 2018

Meeting Your CRA's Plan Through Bank Partnerships

8:00 a.m. – 9:00 a.m.

Financial Institutions provide lending, services and investments for local infrastructure, affordable housing and economic development. How can a CRA plug into these programs? We will discuss how to effectively choose and partner with a financial institution. Participants will engage with panelists on specific opportunities in their CRAs and learn about redevelopment best practices from our panelists. This session is a follow-up to “Understanding Bank CRA for Florida’s CRAs”. Instead of lectures in this session, we will host a facilitated audience participation format. **CM 1.0**

Moderator: *April A. Atkins*, AICP, Community Affairs Specialist, FDIC

Presenters: *Ana Castilla*, Vice President, Community Development Manager, TD Bank; and *Aileen Pruitt*, Florida Market Manager, Community Development, PNC Bank; and *Thais R. Sullivan*, VP, Regional CRA/Community Lending Officer, Valley National Bank

Refreshment Break

9:00 a.m. – 9:15 a.m.

Exhibit Hall

Community Development Financial Institutions as Partners in Redevelopment

9:15 a.m. – 9:45 a.m.

What is a CDFI? There are many in Florida, and one near you might be an entity that can help fund your CRA projects. How can the public sector reach out effectively to a CDFI to form a CRA partnership? What are the best practices to prepare and be ready to avail your CRA of the opportunity? We will ask several folks who work with CDFIs and CRAs to bridge the understanding gap, answer questions and provide references.

CM .5

Moderator: *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Panelists: *James Walker*, Loan Officer, Florida Community Loan Fund

THURSDAY, OCTOBER 25, 2018

PACE Financing: An Innovative Economic Development Tool

9:45 a.m. – 10:15 a.m.

By promoting the PACE program to developers, CRAs and municipalities can help create jobs and spur economic development, while also reducing the burden on public utilities and encouraging energy efficient design and construction.

CM .5

Speaker: *Joseph R. Bonora*, Managing Partner, Catalyst Management, Inc.

Revitalizing Communities through Strategy and Infrastructure Initiatives

9:15 a.m. – 10:15 a.m.

This session will share case studies, one large and one small, on how redevelopment efforts resulted in more vibrant and livable communities. How they did it, through partnerships, incentives, and initiatives, is the focus of each case study. Attendees will learn about practical and readily available tools from experts in engineering, planning, and economic development. **CM 1.0**

Moderators: *Cyndi Jantomaso*, President, Haines City Economic Development Council, Inc. and *Adriana Trujillo-Villa*, AICP, CPM, Public Works Operations Manager, City of Haines City

Speakers: *Jane Waters Thomas*, CRA Project Manager, City of Haines City; *Tom Polk*, Impact Fee Administrator, Sarasota County; and *Kelley Klepper*, Project Manager, Kimley Horn

Good Properties Gone Bad – Redeveloping Environmentally Challenged Sites

9:15 a.m. – 10:15 a.m.

This interactive discussion will consider the challenges of redeveloping brownfield sites – and the variety of remedies. How do you create a vibrant catalyst site for your community? How clean is clean? We will leave with an understanding of redevelopment options for sites with environmental issues, and potential funding resources for the cleanup and revitalization of an existing site.

CM 1.0

THURSDAY, OCTOBER 25, 2018

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community Redevelopment Agency

Speakers: **Miles Ballogg**, Brownfields Practice Leader, Cardno; **Carrie L. Kruchell**, P.G., Environmental Manager, Florida Department of Environmental Protection; **Frank L. Hearne**, Esquire, Mechanik Nuccio Hearne & Wester, P.A.; **Larry Lallo**, CRA Manager, Brevard County; **Mark Mulligan** P.G., Environmental Manager, Terracon

Refreshment Break

10:15 a.m. – 10:30 a.m.

Exhibit Hall

Analyzing Internal Data with OneNote and GIS

10:30 a.m. – 11:30 a.m.

Learn how to create a cross-sectional analysis tool to align your city/county comprehensive plan, development policies, and other important documents with your adopted community redevelopment plan. This is a great tool that keeps a vast amount of relevant information at your fingertips. Also, get a sneak peek at the new state-wide GIS CRA boundaries map from the team that created it. See how it is being used to prove CRA benefits on a state-wide level, how it is relevant to other data such as the state-wide brownfield oculus information, and how you can help validate CRA performance and value.

CM 1.0

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community Redevelopment Agency

Speakers: **Wes Bengé**, Strategic Plan Specialist, City of Palmetto; **Zachary Schwartz**, GIS Specialist, City of Palmetto; and **Nicole Tremblay**, Strategic Plan Specialist, City of Palmetto

THURSDAY, OCTOBER 25, 2018

How to Succeed with Public Art in Your Community

10:30 a.m. – 11:30 a.m.

Art can inspire emotions, and CRAs are inspired by (great) minds. The joining of the two can result in the “wow factor” for any area in any community. We will review and discuss case studies of cities that use murals and other art to revitalize an area and attract economic investment. Come see what

can be done with artists to create stunning art to rebuild an area. We will share the “how” of what happened, and we invite you to join in the conversation!

CM 1.0

Moderator and Speaker: **Barbara Anderson Hill**, Hill Fine Art Consulting, Inc. and Emeritus Board Member, Florida Association of Public Art Professionals

Presenters: **Sarah Vidal-Finn**, Director, City of Gainesville CRA, and the **Honorable Debra Ann Worley**, Councilmember, Town of Lake Placid

Retail Therapy: It's Not Only the Numbers that Count!

10:30 a.m. – 11:30 a.m.

Learn how your City can position itself to offer the unique, authentic sense of place that retailers and developers look for today. Placemaking is all about building dynamic and engaging environments that can inspire and create a sense of place or community. As retailers become more reliant on experiences and a sense of place to engage customers, their locations are reflective of this new demand. Florida's consumer economy has been expanding rapidly thanks to strong population growth and tourism. This trend is expected to continue and to drive development of new and creative retail space.

CM 1.0

Speakers: **Lynn D. Dehlinger**, Sr. Economic Development Manager, Associate Broker, RMA and P3 Florida Co-Chair, International Council of Shopping Centers; and **Paul Rutledge**, Senior Vice President, Retail Advisory Services, Jones, Lang Lasalle IP, Inc.

Lunch in the Exhibit Hall

11:30 a.m. – 1:30 p.m.

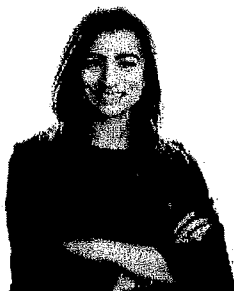
Don't miss the drawings, as some very cool prizes are furnished by our exhibitors! This will also be your last chance to connect with the business members of the FRA about what they can do for your redevelopment program.

THURSDAY, OCTOBER 25, 2018

Keynote Presentation

1:30 p.m. – 2:45 p.m.

Neda Navab, Associate Director, Urban Systems at Sidewalk Labs



As the Associate Director of Urban Systems at Sidewalk Labs, Neda is a member of a unique team. Sidewalk Labs reimagines cities to improve quality of life, by creating a new place to accelerate urban innovation and serve as a beacon for cities around the world. Prior to joining Sidewalk, she was the Head of Experience and Innovation at Enjoy, a startup reimagining the future of retail. In her role Neda managed the end-to-end customer journey, from the online experience to the in-person visit, as well as the strategy for building new service offerings and launching emerging verticals.

CM 1.0

Refreshment Break

2:45 p.m. – 3:00 p.m.

FRA Registration Area

Diversity in our Community

3:00 p.m. – 4:30 p.m.

The session seeks to build on the national dialogue regarding racism, discrimination and bias, by understanding how these issues affect local communities and CRA's from a redevelopment perspective. Primary topics of discussion will include Economic Development, Community Policing, Food Deserts/Access to Healthy Foods, Housing, Disaster Recovery, and Education/Community Benefits Plans. Attendees are encouraged to actively participate, come with an open mind, and be ready to go back to their respective communities with concrete solutions for how they can better serve and transform them.

CM 1.5

THURSDAY, OCTOBER 25, 2018

Moderator: **Gerald Snell**, Avon Park Southside Advisory Board Member

Group Leaders: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach; **Toni Shamplain**, FRA-RA, FRA President Elect, Downtown North CRA Manager, City of Panama City; **Gerald Snell**, Avon Park Southside Advisory Board Member; and **Ken Thomas**, FRA Board Member, Manager, Housing & Redevelopment, City of Leesburg

Expert Reveal: Redevelopment Housing

3:00 p.m. – 4:30 p.m.

The topic is housing in redevelopment areas, and not necessarily affordable, but all kinds of housing. Our five panelists from the public and private sector will each be asked to answer questions of our moderator, and the audience, relative to how CRAs most successfully can support housing redevelopment projects. Whether infill, workforce, market or luxury, we will pepper the panelists with our incisive questions while we have this rare opportunity to pick their brains!

Moderator: **Evan Johnson**, Tindale Oliver, Senior Project Manager Panelists: The **Honorable Steven B. Grant**, Mayor and CRA Board Chair, City of Boynton Beach; **Eric Haynes**, President, Schumer Development Corp; **Jaimie Ross**, Executive Director, Florida Housing Coalition; and **Rick Stauts**, Executive Director, Florida City CRA

CM 1.5

CRA Finance for Practitioners

3:00 p.m. – 4:30 p.m.

There is a separate language for CRA finance from other types of funds. Not only are the funds set aside for projects in the redevelopment plan, but CRAs must by law do things differently. How does a CRA deal with bond issues, financial controls, cost allocation, valuation of assets, lines of credit and loans, city property transfers, audits, and how can you as a practitioner, be ready for any of these issues if they arise? This session is designed to be full of answers to these and other questions.

CM 1.5

Moderator: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach

THURSDAY, OCTOBER 25, 2018

Speakers: ***Faith Phinn***, Financial Management Analyst, Hallandale Beach CRA; ***Shawn Mitchell***, Budget and Procurement Manager, City of Alpharetta, Georgia; ***Jeffrey Oris***, CEC, PARC Consultants; ***Nickens Remy***, Fiscal Operations Manager, City of Hallandale Beach; and ***Carol Westmoreland***, FRA Executive Director

Awards Dinner

6:30 p.m. – 9:00 p.m.

This year we are jazzing up the ceremony! Music, dancing, and celebrating with our great redevelopment community. Everyone is invited to “dress up” to make great memories and photos. We will be recognizing ALL the great projects submitted for the 2018 Redevelopment Awards this year, and our proud graduates of the FRA Academy. You may reserve tables by emailing spedrosa@frcities.com in advance.

FRIDAY - OCTOBER 26, 2018

Breakfast

7:30 a.m. – 9:00 a.m.

No worries, you don't have to appear at this hour, but beverages and a full hot breakfast will be waiting!

FRA Business Meeting

8:30 a.m.

Awards Showcase

9:00 a.m. – 10:15 a.m.

A fast paced and fun celebration of the details of our winners' successes, big and small.

CM 1.0

Keynote Presentation

10:30 am – 12:00 noon

Joseph Parilla, Brookings Metropolitan Policy Program

CM 1.0



Joseph conducts research on the trends and policies that shape economic performance in cities and regions in the United States and across the world. As the lead scholar on the program's Global Cities Initiative, he has conducted numerous studies of regional economic conditions, including metro-level trade, productivity, and competitiveness assessments. More recently, Joseph helped to lead Brookings' Inclusive Economic Development Lab, directing a unique analysis of how economic development incentives align with principles of inclusive growth.

For further information, visit www.redevelopment.net or contact Carol Westmoreland at cwestmoreland@flcities.com. #

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Bill Harris
DEPARTMENT: CRA Board
LOCATION: Fort Myers, FL
TRIP/TRAINING DATE: October 24 - 27, 2018
PURPOSE: Attend 2018 FRA Conference

CHECK ONE
☐ Certification
☐ General Training
☐ License
☒ Other

Note any overnight or out of state travel events attended in the last 12 months:

N/A

ACCOUNT NO: 106-52-01-552-40-10

COST SUMMARY		
Expense	Description	Estimate
Registration	FRA	\$ 395.00
Lodging (3 nights @ \$227.33)	Sanibel Harbour Marriott Hotel & Spa	\$ 682.00
Parking (Self/Valet - \$17/\$24)	Estimate	\$ 72.00
Per Diem (M&IE) Allowance	Bill Harris	\$ 152.50
TOTAL EXPENSES		\$ 1,301.50

MILEAGE DETAIL - PERSONAL VEHICLE (attach MapQuest or Google Maps mileage calculation)			
Departure/Destination		Standard Mileage Calculation	
Dania Beach, FL		Cost per Mile	Round Trip Mileage
Fort Myers, FL		0.545	282.8
TOTAL MILEAGE CALCULATION			\$ 154.12

TOTAL ESTIMATED TRAVEL COST **\$ 1,455.62**

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature	Date
Bill Harris	<i>Bill Harris</i>	10/1/18
Finance Director (print)	Signature	Date
Nicki Satterfield	<i>Nicki Satterfield</i>	10/1/18

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens	<i>Tania Stevens</i>	10/1/18

[Sign Out](#) [Kisha Payen](#) [Cart](#)[Keyword Search](#)[Home](#) [Directory](#) [Events](#) [My Account](#)

Thank you for your payment. This web page is your receipt - please print a copy for your records.

Need help printing? Try the *control-P* key command: press and hold the *control* key (usually located on the bottom left of the keyboard), and then press the letter *P*.

Order Confirmation

Florida League of Cities

Order Number 68248
Order Date 9/18/2018
Bill To Kisha Payen
Payment Method Visa *****6367
Name on Card Kathleen Weekes
Ship To Kisha Payen
100 W Dania Beach Blvd
Dania Beach, FL 33004-3643

Item

FRA 2018 Annual Conference - Bill Harris

When: 10/24/2018 - 10/26/2018**Where:** Sanibel Harbour Marriott Resort & Spa

17260 Harbour Pointe Drive

Fort Myers, FL 33908

Registration Option: Full Registration - Member

Quantity	Price	Total
1	395.00	395.00

10/24/2018 7:00 AM

Item Total	395.00
TRANSACTION GRAND TOTAL	395.00
Payment Amount	395.00

A confirmation is being sent to: kwhitedavis@daniabeachfl.gov

Send another copy to:



Carol Westmoreland
Executive Director
cwestmoreland@flcities.com
Direct: (850) 701-3608

Jan Piland
Executive Assistant
jpiland@flcities.com
Direct: (850) 701-3622

P. O. Box 1757
301 S. Bronough Street, Suite 300
Tallahassee, FL 32302-1757
(800) 342-8112, ext. 3608 or 3622
Fax: (850) 222-3806

[Events](#)

Weekes, Kathleen

From: Harris, Bill
Sent: Monday, September 17, 2018 2:14 PM
To: Williams, Rickelle
Cc: Weekes, Kathleen
Subject: Re: Florida Redevelopment Association Annual Conference Oct. 24-26

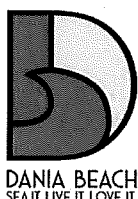
G'afternoon,

I'll go over on Wednesday morning 10/24 and come back on Saturday morning 10/27/18

I would come a day earlier but we have a commission meeting on 10/23

Thanks ~

VMBH



Bill Harris
Vice Mayor | City of Dania Beach
bharris@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-670-9985

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From: Williams, Rickelle
Sent: Monday, September 17, 2018 1:09:51 PM
To: Williams, Rickelle
Cc: Weekes, Kathleen
Subject: RE: Florida Redevelopment Association Annual Conference Oct. 24-26

Good afternoon CRA Board,

I know some of you are planning to attend the Florida Redevelopment Association 2018 Annual Conference in Fort Myers, FL. Please review the attached schedule and let us know which days you plan on attending. We want to be sure to coordinate your accommodations.

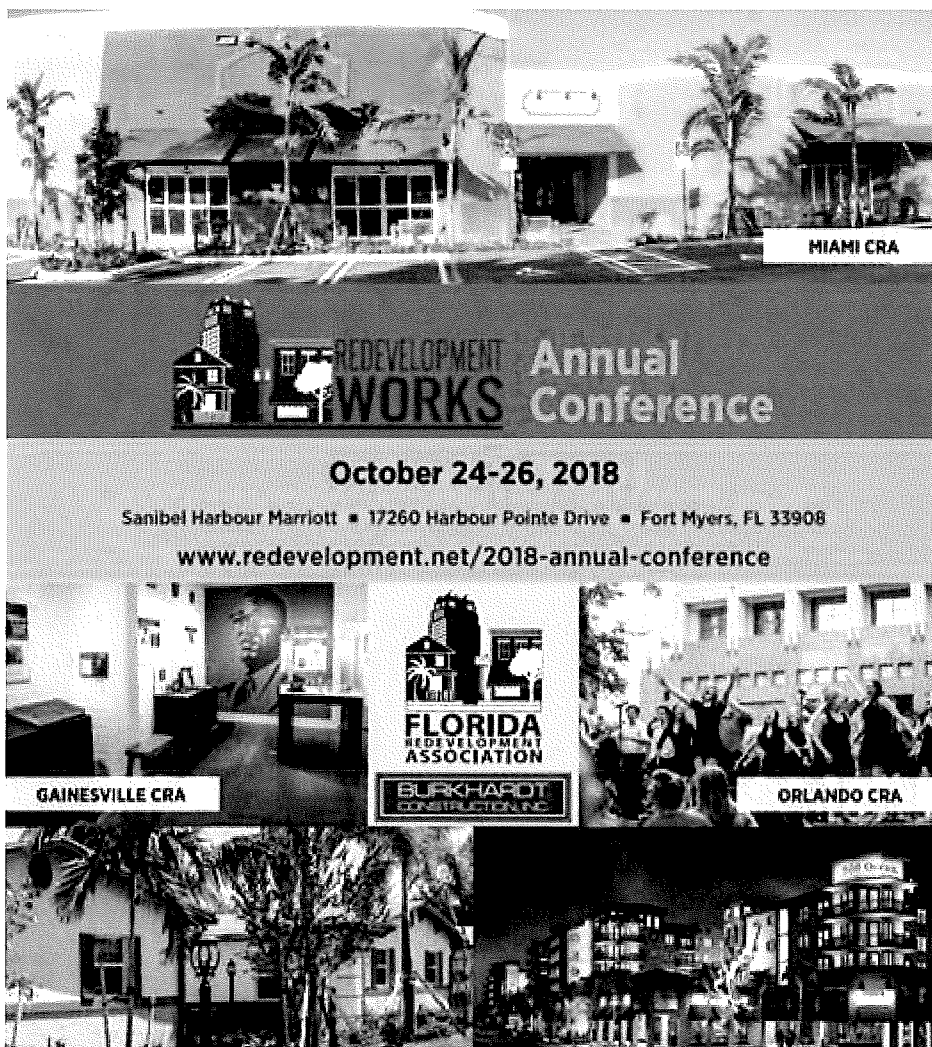
Thanks,

Rickelle Williams
Executive Director
Dania Beach Community Redevelopment Agency
100 W. Dania Beach Boulevard
Dania Beach, FL

From: Williams, Rickelle
Sent: Wednesday, August 29, 2018 12:58 PM
To: Williams, Rickelle
Cc: Weekes, Kathleen
Subject: Florida Redevelopment Association Annual Conference Oct. 24-26

Good afternoon CRA Board,

The Florida Redevelopment Association 2018 Annual Conference is being held October 24th-26th in Fort Myers, FL. Please see attached program information and schedule. The schedule includes many great courses! Please let me know if you would like to attend.



Thanks,

Rickelle Williams
Executive Director
Dania Beach Community Redevelopment Agency

City of Dania Beach **Travel Per Diem Calculator**

Traveler Name: Bill Harris

Description of Trip: Attend 2018 FRA Conference

Daily Per Diem Rate for FY 19: \$ 61.00

Destination: Fort Myers, FL

First Date of Travel 24-Oct-18

Last Date of Travel 27-Oct-18

	Travel					Travel	
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date			24-Oct-18	25-Oct-18	26-Oct-18	27-Oct-18	
Breakfast 15%				\$ 9.15	\$ -		
Lunch 35%				\$ -	\$ 21.35		
Dinner 50%				\$ -	\$ 30.50		
Total Daily total =			\$ 45.75	\$ 9.15	\$ 51.85	\$ 45.75	

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date							
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =							

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 45.75

Total Per Diem Due to Traveler \$ 152.50

Meal Exclusions		
Date	Meal Provided	Amount
25-Oct-18	Lunch	\$ 21.35
25-Oct-18	Dinner	\$ 30.50
26-Oct-18	Breakfast	\$ 9.15

FY 2019 Per Diem Rates for Fort Myers, Florida

Print Results

New Search



Lodging by month (excluding taxes) | October 2018 - September 2019

Cities not appearing below may be located within a county for which rates are listed. To determine what county a city is located in, visit the National Association of Counties (NACo) website (a non-federal website).

Meals & Incidentals (M&IE) Rates

View Rates

Search:

Primary Destination ⓘ	County ⓘ	2018 Oct	Nov	Dec	2019 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Fort Myers	Lee	\$121	\$121	\$121	\$121	\$214	\$214	\$121	\$121	\$121	\$121	\$121	\$121

Showing 1 to 1 of 1 entries



Meals & Incidentals (M&IE) Breakdown ⓘ

Use this table to find the following information for federal employee travel:

M&IE Total - the full daily amount received for a single calendar day of travel when that day is neither the first nor last day of travel.

Breakfast, lunch, dinner, incidentals - Separate amounts for meals and incidentals. $M\&IE\ Total = Breakfast + Lunch + Dinner + Incidentals$. Sometimes meal amounts must be deducted from trip voucher. See More Information

First & last day of travel - amount received on the first and last day of travel and equals 75% of total M&IE.

Search:

Primary Destination ⓘ	County ⓘ	M&IE Total	Continental Breakfast/ Breakfast	Lunch	Dinner	Incidental Expenses	First & Last Day of Travel ⓘ
Fort Myers	Lee	\$61	\$14	\$16	\$26	\$5	\$45.75

Showing 1 to 1 of 1 entries

YOUR TRIP:Total Route: **4 hr 33 min - 283 miles**Est. Fuel cost: **\$23.60** - IRS Reimbursement: **\$154.12**Print a full health report of your car with HUM
vehicle diagnostics (800) 906-2501

100 W Dania Beach Blvd, Dania, FL 33004-3643



1. Start out going west on W Dania Beach Blvd toward NW 3rd Ave.

Then 0.03 miles



2. Turn left onto SW 3rd Ave.

Then 0.25 miles



3. Turn right onto Stirling Rd/FL-848.

Then 0.91 miles



4. Merge onto I-95 N toward W Palm Bch.

Then 1.76 miles



5. Take the I-595 exit, EXIT 24, toward Port Everglades/Ft Laud-Hlwd Int'l Airport.

Then 0.26 miles



6. Merge onto I-595 W via the ramp on the left toward I-75.

Then 12.65 miles



7. I-595 W becomes I-75 N (Portions toll).

Then 108.11 miles



8. Take the County Hwy-840/Alico Rd exit, EXIT 128, toward San Carlos Park.

Then 0.88 miles



9. Keep left to take the ramp toward San Carlos Pk.

Then 0.05 miles



10. Turn left onto Alico Rd/County Hwy-840.

Then 3.66 miles



11. Turn right onto S Tamiami Trl/US-41 N/FL-45.

Then 2.66 miles



12. Turn left onto Gladiolus Dr/County Hwy-865.

Then 1.23 miles

 **13.** Merge onto County Hwy-869 via the ramp on the left.

Then 8.16 miles

 **14.** Turn slight right onto Punta Rassa Rd.

Then 0.19 miles

 **15.** Turn slight right onto Harbour Point Dr.

Then 0.36 miles

 **16.** Turn left.

Then 0.01 miles



17. 17260 HARBOUR POINTE DRIVE.



Sanibel Harbour Marriott Resort & Spa

This leg: 2 hr 16 min - 141.18 miles



1. Start out going east toward Harbour Point Dr.

Then 0.01 miles

 **2.** Turn right onto Harbour Point Dr.

Then 0.35 miles

 **3.** Turn left onto Punta Rassa Rd.

Then 0.13 miles

 **4.** Turn slight left onto McGregor Blvd/FL-867/County Hwy-869. Continue to follow County Hwy-869.

Then 2.20 miles

 **5.** County Hwy-869 becomes Summerlin Rd.

Then 5.74 miles

 **6.** Turn slight right onto Gladiolus Dr/County Hwy-865.

Then 1.50 miles

 **7.** Make a U-turn onto S Tamiami Trl/US-41 S/FL-45.

Then 2.68 miles

 **8.** Turn left onto Alico Rd/County Hwy-840.

Then 3.13 miles

 **9.** Merge onto I-75 S toward Naples (Portions toll).

Then 108.96 miles

↑ 10. Stay straight to go onto I-595 E.

Then 14.38 miles

↘ 11. Take the US-1 S exit, EXIT 12A, toward Dania Beach/Int'l Airport.

Then 0.56 miles

⬇ 12. Merge onto S Federal Hwy/Broward County A1A Scenic Highway/US-1 S/FL-A1A/FL-5 toward Dania Bch.

Then 1.89 miles

➡ 13. Turn right onto W Dania Beach Blvd.

Then 0.09 miles



14. 100 W DANIA BEACH BLVD is on the left.

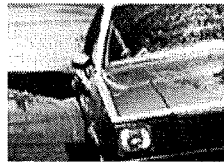


100 W Dania Beach Blvd, Dania, FL 33004-3643

This leg: 2 hr 16 min - 141.62 miles



Book a hotel tonight and
save with some great deals!
(1-877-577-5766)



Car trouble mid-trip?
MapQuest Roadside
Assistance is here:
(1-888-461-3625)



Standard Mileage Rates for 2018 Up from Rates for 2017

IR-2017-204, Dec. 14, 2017

WASHINGTON — The Internal Revenue Service today issued the 2018 optional standard mileage rates used to calculate the deductible costs of operating an automobile for business, charitable, medical or moving purposes.

Beginning on Jan. 1, 2018, the standard mileage rates for the use of a car (also vans, pickups or panel trucks) will be:

- 54.5 cents for every mile of business travel driven, up 1 cent from the rate for 2017.
- 18 cents per mile driven for medical or moving purposes, up 1 cent from the rate for 2017.
- 14 cents per mile driven in service of charitable organizations.

The business mileage rate and the medical and moving expense rates each increased 1 cent per mile from the rates for 2017. The charitable rate is set by statute and remains unchanged.

The standard mileage rate for business is based on an annual study of the fixed and variable costs of operating an automobile. The rate for medical and moving purposes is based on the variable costs.

Taxpayers always have the option of calculating the actual costs of using their vehicle rather than using the standard mileage rates.

A taxpayer may not use the business standard mileage rate for a vehicle after using any depreciation method under the Modified Accelerated Cost Recovery System (MACRS) or after claiming a Section 179 deduction for that vehicle. In addition, the business standard mileage rate cannot be used for more than four vehicles used simultaneously. These and other requirements are described in Rev. Proc. 2010-51.

Notice 2018-03, posted today on IRS.gov, contains the standard mileage rates, the amount a taxpayer must use in calculating reductions to basis for depreciation taken under the business standard mileage rate, and the maximum standard automobile cost that a taxpayer may use in computing the allowance under a fixed and variable rate plan.

Page Last Reviewed or Updated: 14-Dec-2017



MIAMI CRA



Annual Conference

October 24-26, 2018

Sanibel Harbour Marriott ■ 17260 Harbour Pointe Drive ■ Fort Myers, FL 33908

www.redevelopment.net/2018-annual-conference



GAINESVILLE CRA

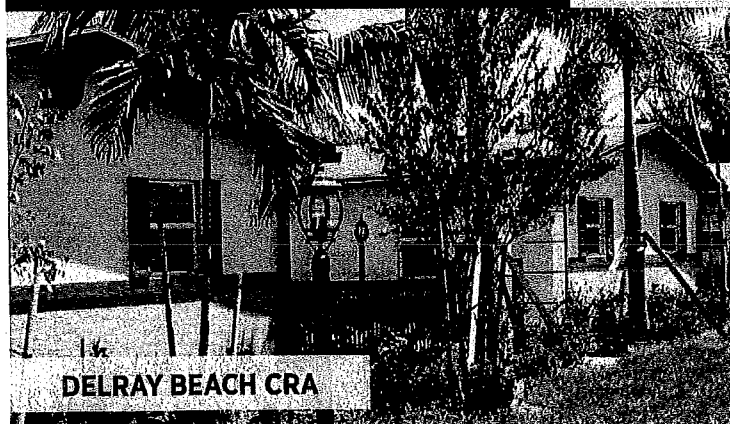


**FLORIDA
REDEVELOPMENT
ASSOCIATION**

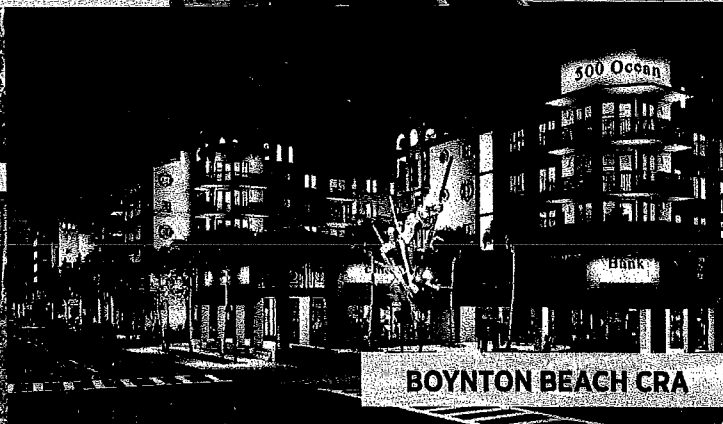
**BURKHARDT
CONSTRUCTION, INC.**



ORLANDO CRA



DELRAY BEACH CRA



BOYNTON BEACH CRA



2018 ANNUAL CONFERENCE

Program as of September 17

FRA has secured CEU's for AICP as noted and for IEDC and the Florida Bar

WEDNESDAY, OCTOBER 24, 2018

Mobile Tour of Fort Myers CRA (separate registration fee)

8:00 a.m. – 11:15 a.m.

Take a walk back in time through the beautiful, historic Fort Myers River District. As you wander streets lined with the same bricks that Thomas Edison and Henry Ford strolled during their visits to Fort Myers, you will learn the fascinating history of this turn-of-the-century boom town. Immerse yourself in the ambitions and rivalries of the sometimes unruly, often stubborn, but always visionary early builders of Fort Myers. Once you've learned the history, you will zoom forward into the 21st Century with an exclusive insider's tour of several redevelopment projects. Led by the Fort Myers CRA's staff, you will view established successes and new ventures in the making. The Fort Myers River District Tour will engage your senses, your thoughts and your emotions as you experience "The City of Palms".

CM 3.0

Tour Guides: *Natalie S. Dunham*, Marketing & Promotions Manager, Fort Myers CRA and *Don Paight*, Founding Fort Myers CRA Executive Director & Associate, CRE Consultants

Community Redevelopment Agency (CRA) Boot Camp (separate registration fee)

8:00 a.m. – 11:15 a.m.

Bring the combat boots - we will cover what you need to know about your Florida CRA before you take another step soldier! We will share facts, dispel fantasy, and make sense of CRAs for you. Bring your questions and you will take home reliable information to help you carry out your role in the CRA process. Geared towards policy setters, administrators and volunteers, this will be about the top answers to the top questions about running a CRA in Florida. Space is limited.

CM 3.0

Speaker and Facilitator: *Carol Westmoreland*, Executive Director, Florida Redevelopment Association

WEDNESDAY, OCTOBER 24, 2018

Welcome Luncheon in the Exhibit Hall

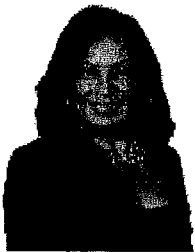
11:15 a.m. – 12:45 p.m.

Welcome Plenary Session and Keynote Presentation

12:45 p.m. – 2:00 p.m.

Keynote Speaker: **Gypsy C. Gallardo, M.P.P.**,

CEO, Urban Market Analytics, A division of The Power Broker Media Group



Gypsy Gallardo is CEO of Urban Market Analytics, a Florida-based firm that specializes in designing, funding, and evaluating place-based solutions. Focus is on those that “move the needle” of economic progress for low-income people and communities, including redevelopment strategies, community economy growth plans, workforce development, and initiatives to accelerate poverty reduction.

CM 1.0

Refreshment Break

2:00 p.m. – 2:15 p.m.

Exhibit Hall

WEDNESDAY, OCTOBER 24, 2018

**The Federal Community Reinvestment Act (CRA) for Florida's
Community Redevelopment Agencies (CRAs)**

2:15 p.m. – 3:15 p.m.

Learn about the Community Reinvestment Act (CRA) and how city and county Community Redevelopment Agencies (CRAs) can partner with banks to meet community development needs. Examples of economic development, small business support, affordable housing as well as revitalization and stabilization will be discussed. The session will include a presentation and exercise in identifying bank Community Reinvestment Act opportunities. You will leave with a general knowledge of the Act and understanding about how redevelopment areas can use their plan goals and objectives to partner on your projects.

CM 1.0

Speakers: *April A. Atkins*, AICP, Community Affairs Specialist, Federal Deposit Insurance Corporation; and *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Taking it to the (Complete) Streets

2:15 p.m. – 3:15 p.m.

The session will describe how a four-lane undivided roadway was successfully transformed into a “complete street”. This case study will overview the public process, as well as the government side. Our partners will share the pitfalls and opportunities for creative coordination in capital project planning. We will also discuss how to work with the Florida Department of Transportation for complete streets, what the program is, and examples of how it works at the local level.

CM 1.0

Moderator: *Melanie Weaver Carr*, Senior Transportation Policy Analyst, Office of Policy Planning, Florida Department of Transportation

Speakers: *DeWayne Carver*, AICP, State Complete Streets Program Manager, Florida Department of Transportation; *Blake Drury*, Director, Planning and Urban Design, Community Solutions Group; and *Kyle Dudgeon*, FRA-RA, Assistant Director, Planning/CRA, City of Winter Park

WEDNESDAY, OCTOBER 24, 2018

Getting Your Redevelopment Project Funded in the Underserved Community

2:15 p.m. – 3:15 p.m.

The goal of this forum is to provide examples of why it's important to be engaged in the local government budgeting process. How to plug into the process, as a stakeholder, and how to get your projects funded, will be discussed. Local decisions are made based on funding, but a lot of times it's also based on public participation. So, we need to make sure the residents are focused on the funding, and not rely on just having a seat at the table. Our "Diversity Session" will continue the discussion where you can also actively engage.

CM 1.0

Moderator: **Ken Thomas**, Manager, Housing & Redevelopment, City of Leesburg

Speakers: The **Honorable John H. Christian**, Commissioner, City of Leesburg; and
Tony Otte, CEcD, CRA/Economic Development Director, City of New Smyrna Beach

Refreshment Break

3:15 p.m. – 3:30 p.m.

Exhibit Hall

Making the Right Decisions through Land Use Economics

3:30 p.m. – 4:30 p.m.

We will focus on the nuts and bolts of an effective tool for making smart redevelopment decisions - using land value and economic analysis/projections. We will also discuss a case study in Gainesville, Florida, where an analysis put the theories to work. The practical and on-the-ground application of the study revealed benefits and challenges that come with a greater understanding of economic factors. Want to know what things are important to measure, and how it is customizable to your community? This information can get officials, citizens and volunteers excited about your efforts. **CM 1.0**

Speakers: **Joe Minnicozzi**, Urban3, LLC and **Sarah Vidal-Finn**, Director, Gainesville Community Redevelopment Agency

WEDNESDAY, OCTOBER 24, 2018

No Brainer Social Media for Your CRA Community

3:30 p.m. – 4:30 p.m.

Learn how to engage small businesses and residents within your redevelopment area through social media. We will be using one example in Boynton Beach, in partnership with their local workforce office, and another statewide example of what was done for the FRA legislative advocacy statewide campaign. We will share valuable strategies for marketing and analytics necessary to reach new “customers” whether they are buying a product, volunteering or supporting CRA projects. These include creative partnerships, measurable results, video testimonials, and customized training modules. Come share your experiences and successes that worked for your community!

CM 1.0

Moderator and Speaker: **Jessie Johnson**, Vice President & Account Supervisor, RB Oppenheim Associates

Speakers: **Michael Corbit**, Director of Business Development, CareerSource Palm Beach County; **Renee Roberts**, Social Media and Communications Specialist, Boynton Beach CRA; and **Theresa Utterback**, Development Services Manager, Boynton Beach CRA

Do's and Don'ts of Marketing & Special Events (Activating Spaces)

3:30 p.m. – 4:30 p.m.

Many CRA's sponsor or produce events, programs and campaigns to activate public spaces and reinvent blighted commercial districts. This session will highlight creative strategies to ensure statutory compliance while producing engaging community events or campaigns designed to further your CRA goals. We will talk about tweaking your program to tighten up the criteria or other aspects to focus on economic development. Attendees will gain valuable insight to ensure that their existing or future event programs and marketing campaign strategies contain the specific elements necessary to meet or exceed statutory guidelines.

CM 1.0

Moderator: **Robert Ironsmith**, AICP, Director of Economic Development and Housing, City of Dunedin

Speakers: **Sharon West McCormick**, Director of Business Attraction & Marketing, RMA and **Claudia McKenna**, Esq., CRA Attorney, Community Redevelopment Legal Services; and **Brenda Thrower**, FRA-RA, Economic Development Specialist, City of Tampa, Ybor City Development Corporation

WEDNESDAY, OCTOBER 24, 2018

Refreshment Break

4:30 p.m. – 4:45 p.m.

Exhibit Hall

Plenary: 2019 CRA Legislative Outlook

4:45 p.m. – 5:45 p.m.

Our FRA lobbyists will share what they see in store for the 2019 legislative session. This is a not to be missed meeting about where CRAs are relative to the next session, and how you can stay in the know, and assist in the effort.

CM Legal 1.0

Reception in the Exhibit Hall

6:00 p.m. – 7:30 p.m.

Meet or reconnect with the private sector members of the FRA, and key supporters of Florida redevelopment! They will provide visuals of the neat things they are doing in various areas around the state – you provide business cards to be eligible for drawings with great giveaways. This is a fun, informal event with light food and beverages included with the conference registration.

THURSDAY, OCTOBER 25, 2018

Key Elements of Successful Neighborhood Transformation

8:00 a.m. – 9:00 a.m.

We will present examples of how redevelopment transforms neighborhoods, not just commercial areas. The presentation will include how a holistic approach that addresses the environmental, built and social aspects of communities can work. In these examples, areas came alive through great design, community support and walkable, flexible spaces. We will address the “what”, but also the “how” that resulted in significantly revitalizing these neighborhoods.

CM 1.0

Moderator and Speaker: **Jon Ward**, Executive Director, West Palm Beach Community Redevelopment Agency (CRA)

Speakers: **Felix C. Deloatch**, Director of Florida Operations, Torti Gallas; **Tom Gallas**, Chief Executive Officer and National Capital Planning Commissioner, CPA, LEED AP BD+C, Torti Gallas

Partnering for Success with Citizen Surveys

8:00 a.m. – 9:00 a.m.

Getting input from citizens on current and future projects can be a powerful tool, however, gathering information can be a difficult undertaking for staff. Learn how the City of Zephyrhills partnered with the University of South Florida to create a dynamic citizen survey, using GIS technology designed and carried out by students.

CM 1.0

Moderator: **Gail K. Hamilton**, CRA Director, City of Zephyrhills and FRA President Elect

Speakers: **Jensen Hackett** and **Kevie DeFranc**, USF Interns; and **Steve Spina**, City Manager, City of Zephyrhills

THURSDAY, OCTOBER 25, 2018

Meeting Your CRA's Plan Through Bank Partnerships

8:00 a.m. – 9:00 a.m.

Financial Institutions provide lending, services and investments for local infrastructure, affordable housing and economic development. How can a CRA plug into these programs? We will discuss how to effectively choose and partner with a financial institution. Participants will engage with panelists on specific opportunities in their CRAs and learn about redevelopment best practices from our panelists. This session is a follow-up to “Understanding Bank CRA for Florida’s CRAs”. Instead of lectures in this session, we will host a facilitated audience participation format. **CM 1.0**

Moderator: *April A. Atkins*, AICP, Community Affairs Specialist, FDIC

Presenters: *Ana Castilla*, Vice President, Community Development Manager, TD Bank; and *Aileen Pruitt*, Florida Market Manager, Community Development, PNC Bank; and *Thais R. Sullivan*, VP, Regional CRA/Community Lending Officer, Valley National Bank

Refreshment Break

9:00 a.m. – 9:15 a.m.

Exhibit Hall

Community Development Financial Institutions as Partners in Redevelopment

9:15 a.m. – 9:45 a.m.

What is a CDFI? There are many in Florida, and one near you might be an entity that can help fund your CRA projects. How can the public sector reach out effectively to a CDFI to form a CRA partnership? What are the best practices to prepare and be ready to avail your CRA of the opportunity? We will ask several folks who work with CDFIs and CRAs to bridge the understanding gap, answer questions and provide references.

CM .5

Moderator: *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Panelists: *James Walker*, Loan Officer, Florida Community Loan Fund

THURSDAY, OCTOBER 25, 2018

PACE Financing: An Innovative Economic Development Tool

9:45 a.m. – 10:15 a.m.

By promoting the PACE program to developers, CRAs and municipalities can help create jobs and spur economic development, while also reducing the burden on public utilities and encouraging energy efficient design and construction.

CM .5

Speaker: *Joseph R. Bonora*, Managing Partner, Catalyst Management, Inc.

Revitalizing Communities through Strategy and Infrastructure Initiatives

9:15 a.m. – 10:15 a.m.

This session will share case studies, one large and one small, on how redevelopment efforts resulted in more vibrant and livable communities. How they did it, through partnerships, incentives, and initiatives, is the focus of each case study. Attendees will learn about practical and readily available tools from experts in engineering, planning, and economic development. **CM 1.0**

Moderators: *Cyndi Jantomaso*, President, Haines City Economic Development Council, Inc. and *Adriana Trujillo-Villa*, AICP, CPM, Public Works Operations Manager, City of Haines City

Speakers: *Jane Waters Thomas*, CRA Project Manager, City of Haines City; *Tom Polk*, Impact Fee Administrator, Sarasota County; and *Kelley Klepper*, Project Manager, Kimley Horn

Good Properties Gone Bad – Redeveloping Environmentally Challenged Sites

9:15 a.m. – 10:15 a.m.

This interactive discussion will consider the challenges of redeveloping brownfield sites – and the variety of remedies. How do you create a vibrant catalyst site for your community? How clean is clean? We will leave with an understanding of redevelopment options for sites with environmental issues, and potential funding resources for the cleanup and revitalization of an existing site.

CM 1.0

THURSDAY, OCTOBER 25, 2018

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community Redevelopment Agency

Speakers: **Miles Ballogg**, Brownfields Practice Leader, Cardno; **Carrie L. Kruchell**, P.G., Environmental Manager, Florida Department of Environmental Protection; **Frank L. Hearne**, Esquire, Mechanik Nuccio Hearne & Wester, P.A.; **Larry Lallo**, CRA Manager, Brevard County; **Mark Mulligan** P.G., Environmental Manager, Terracon

Refreshment Break

10:15 a.m. – 10:30 a.m.

Exhibit Hall

Analyzing Internal Data with OneNote and GIS

10:30 a.m. – 11:30 a.m.

Learn how to create a cross-sectional analysis tool to align your city/county comprehensive plan, development policies, and other important documents with your adopted community redevelopment plan. This is a great tool that keeps a vast amount of relevant information at your fingertips. Also, get a sneak peek at the new state-wide GIS CRA boundaries map from the team that created it. See how it is being used to prove CRA benefits on a state-wide level, how it is relevant to other data such as the state-wide brownfield oculus information, and how you can help validate CRA performance and value.

CM 1.0

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community Redevelopment Agency

Speakers: **Wes Benge**, Strategic Plan Specialist, City of Palmetto; **Zachary Schwartz**, GIS Specialist, City of Palmetto; and **Nicole Tremblay**, Strategic Plan Specialist, City of Palmetto

THURSDAY, OCTOBER 25, 2018

How to Succeed with Public Art in Your Community

10:30 a.m. – 11:30 a.m.

Art can inspire emotions, and CRAs are inspired by (great) minds. The joining of the two can result in the “wow factor” for any area in any community. We will review and discuss case studies of cities that use murals and other art to revitalize an area and attract economic investment. Come see what

can be done with artists to create stunning art to rebuild an area. We will share the “how” of what happened, and we invite you to join in the conversation!

CM 1.0

Moderator and Speaker: **Barbara Anderson Hill**, Hill Fine Art Consulting, Inc. and Emeritus Board Member, Florida Association of Public Art Professionals

Presenters: **Sarah Vidal-Finn**, Director, City of Gainesville CRA, and the **Honorable Debra Ann Worley**, Councilmember, Town of Lake Placid

Retail Therapy: It's Not Only the Numbers that Count!

10:30 a.m. – 11:30 a.m.

Learn how your City can position itself to offer the unique, authentic sense of place that retailers and developers look for today. Placemaking is all about building dynamic and engaging environments that can inspire and create a sense of place or community. As retailers become more reliant on experiences and a sense of place to engage customers, their locations are reflective of this new demand. Florida's consumer economy has been expanding rapidly thanks to strong population growth and tourism. This trend is expected to continue and to drive development of new and creative retail space.

CM 1.0

Speakers: **Lynn D. Dehlinger**, Sr. Economic Development Manager, Associate Broker, RMA and P3 Florida Co-Chair, International Council of Shopping Centers; and **Paul Rutledge**, Senior Vice President, Retail Advisory Services, Jones, Lang Lasalle IP, Inc.

Lunch in the Exhibit Hall

11:30 a.m. – 1:30 p.m.

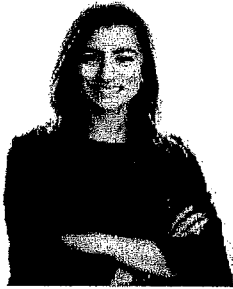
Don't miss the drawings, as some very cool prizes are furnished by our exhibitors! This will also be your last chance to connect with the business members of the FRA about what they can do for your redevelopment program.

THURSDAY, OCTOBER 25, 2018

Keynote Presentation

1:30 p.m. – 2:45 p.m.

Neda Navab, Associate Director, Urban Systems at Sidewalk Labs



As the Associate Director of Urban Systems at Sidewalk Labs, Neda is a member of a unique team. Sidewalk Labs reimagines cities to improve quality of life, by creating a new place to accelerate urban innovation and serve as a beacon for cities around the world. Prior to joining Sidewalk, she was the Head of Experience and Innovation at Enjoy, a startup reimagining the future of retail. In her role Neda managed the end-to-end customer journey, from the online experience to the in-person visit, as well as the strategy for building new service offerings and launching emerging verticals.

CM 1.0

Refreshment Break

2:45 p.m. – 3:00 p.m.

FRA Registration Area

Diversity in our Community

3:00 p.m. – 4:30 p.m.

The session seeks to build on the national dialogue regarding racism, discrimination and bias, by understanding how these issues affect local communities and CRA's from a redevelopment perspective. Primary topics of discussion will include Economic Development, Community Policing, Food Deserts/Access to Healthy Foods, Housing, Disaster Recovery, and Education/Community Benefits Plans. Attendees are encouraged to actively participate, come with an open mind, and be ready to go back to their respective communities with concrete solutions for how they can better serve and transform them.

CM 1.5

THURSDAY, OCTOBER 25, 2018

Moderator: **Gerald Snell**, Avon Park Southside Advisory Board Member

Group Leaders: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach; **Toni Shamplain**, FRA-RA, FRA President Elect, Downtown North CRA Manager, City of Panama City; **Gerald Snell**, Avon Park Southside Advisory Board Member; and **Ken Thomas**, FRA Board Member, Manager, Housing & Redevelopment, City of Leesburg

Expert Reveal: Redevelopment Housing

3:00 p.m. – 4:30 p.m.

The topic is housing in redevelopment areas, and not necessarily affordable, but all kinds of housing. Our five panelists from the public and private sector will each be asked to answer questions of our moderator, and the audience, relative to how CRAs most successfully can support housing redevelopment projects. Whether infill, workforce, market or luxury, we will pepper the panelists with our incisive questions while we have this rare opportunity to pick their brains!

Moderator: **Evan Johnson**, Tindale Oliver, Senior Project Manager Panelists: The **Honorable Steven B. Grant**, Mayor and CRA Board Chair, City of Boynton Beach; **Eric Haynes**, President, Schumer Development Corp; **Jaimie Ross**, Executive Director, Florida Housing Coalition; and **Rick Stauts**, Executive Director, Florida City CRA

CM 1.5

CRA Finance for Practitioners

3:00 p.m. – 4:30 p.m.

There is a separate language for CRA finance from other types of funds. Not only are the funds set aside for projects in the redevelopment plan, but CRAs must by law do things differently. How does a CRA deal with bond issues, financial controls, cost allocation, valuation of assets, lines of credit and loans, city property transfers, audits, and how can you as a practitioner, be ready for any of these issues if they arise? This session is designed to be full of answers to these and other questions.

CM 1.5

Moderator: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach

THURSDAY, OCTOBER 25, 2018

Speakers: ***Faith Phinn***, Financial Management Analyst, Hallandale Beach CRA; ***Shawn Mitchell***, Budget and Procurement Manager, City of Alpharetta, Georgia; ***Jeffrey Oris***, CEcD, PARC Consultants; ***Nickens Remy***, Fiscal Operations Manager, City of Hallandale Beach; and ***Carol Westmoreland***, FRA Executive Director

Awards Dinner

6:30 p.m. – 9:00 p.m.

This year we are jazzing up the ceremony! Music, dancing, and celebrating with our great redevelopment community. Everyone is invited to “dress up” to make great memories and photos. We will be recognizing ALL the great projects submitted for the 2018 Redevelopment Awards this year, and our proud graduates of the FRA Academy. You may reserve tables by emailing spedrosa@frcities.com in advance.

FRIDAY - OCTOBER 26, 2018

Breakfast

7:30 a.m. – 9:00 a.m.

No worries, you don't have to appear at this hour, but beverages and a full hot breakfast will be waiting!

FRA Business Meeting

8:30 a.m.

Awards Showcase

9:00 a.m. – 10:15 a.m.

A fast paced and fun celebration of the details of our winners' successes, big and small.

CM 1.0

Keynote Presentation

10:30 am – 12:00 noon

Joseph Parilla, Brookings Metropolitan Policy Program

CM 1.0



Joseph conducts research on the trends and policies that shape economic performance in cities and regions in the United States and across the world. As the lead scholar on the program's Global Cities Initiative, he has conducted numerous studies of regional economic conditions, including metro-level trade, productivity, and competitiveness assessments. More recently, Joseph helped to lead Brookings' Inclusive Economic Development Lab, directing a unique analysis of how economic development incentives align with principles of inclusive growth.

For further information, visit www.redevelopment.net or contact Carol Westmoreland at cwestmoreland@flcities.com. #

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Bobbie Grace
DEPARTMENT: CRA Board
LOCATION: Fort Myers, FL
TRIP/TRAINING DATE: October 23 - 26, 2018
PURPOSE: Attend 2018 FRA Conference

CHECK ONE

- ☐ Certification
☐ General Training
☐ License
☒ Other

Note any overnight or out of state travel events attended in the last 12 months:

2018 FLC Annual Conference, Hollywood, FL, Aug 16 - 19, 2018

ACCOUNT NO: 106-52-01-552-40-10

COST SUMMARY		
Expense	Description	Estimate
Registration	FRA	\$ 395.00
Lodging (3 nights @ \$212.52)	Sanibel Harbour Marriott Hotel & Spa	\$ 637.57
Per Diem	Bobbie Grace	\$ 140.30
TOTAL EXPENSES		\$ 1,172.87

TOTAL ESTIMATED TRAVEL COST

\$ 1,172.87

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature	Date
Bobbie Grace	<i>Bobbie Grace</i>	10/1/18
Finance Director (print)	Signature	Date
Nicki Satterfield	<i>Nicki Satterfield</i>	10/1/18

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens	<i>Tania Stevens</i>	10/1/18

White Davis, Kha

From: Weekes, Kathleen
Sent: Friday, September 21, 2018 11:56 AM
To: White Davis, Kha
Subject: FW: FRA 2018 Annual Conference Registration Confirmation for Bobbie H. Grace (20179)

Importance: High

Fyi

From: Lottier, Christine
Sent: Friday, September 21, 2018 11:55 AM
To: Weekes, Kathleen; Payen, Kisha; Williams, Rickelle
Subject: FW: FRA 2018 Annual Conference Registration Confirmation for Bobbie H. Grace (20179)
Importance: High

Hi Kathleen, Kisha and Rickelle,

Please see the below email that I just received for Commissioner Grace's attendance at the FRA Conference.

Have a great day!



Christine Lottier
Executive Assistant | City of Dania Beach
clottier@daniabeachfl.gov | daniabeachfl.gov
100 W Dania Beach Blvd. | Dania Beach, FL 33004
Phone: 954-924-6800 ext. 3606 | **Fax:** 954-921-2604

DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

Please note: Florida has a very broad public records law. Most written communications to or from City Officials regarding City business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

From: EVENT PLANNING (TAL) [<mailto:EVENTPLANNING-TAL@flcities.com>]
Sent: Friday, September 21, 2018 11:37 AM
To: Lottier, Christine
Cc: Samantha Pedrosa
Subject: FRA 2018 Annual Conference Registration Confirmation for Bobbie H. Grace (20179)

FRA 2018 Annual Conference

Sanibel Harbour Marriott Resort & Spa
17260 Harbour Pointe Drive
Fort Myers, FL 33908

Dear Bobbie H. Grace,

Thank you for registering for the FRA 2018 Annual Conference. We look forward to your attendance. Please do not hesitate to contact us if you have any questions prior to the event. **This message is confirmation of your registration. If you paid by credit card, payment information will be detailed below.**

Contact Information:

Samantha Pedrosa
Meeting Planner
(850) 222-9684
spedrosa@flcities.com

Notes:

Registrant Information:

Registration Date	09/21/2018
Name	Bobbie H. Grace
Nickname	Bobbie
Title	Commissioner
Affiliation	Dania Beach
E-mail	clottier@daniabeachfl.gov
Do you have any special dietary restrictions?	No

Your Itinerary:

Full Registration - Member (1)	\$395.00
Total	\$395.00
Payments	\$395.00
Balance	\$0.00

Payment Receipt:

Credit Card Reference Code	61295851398
Credit Card Authorization Code	064662
Date Processed	09/21/2018
Total Paid	\$395.00
Payment Type	VISA *****6367

This is an automated e-mail. Please do not reply to this message.

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[Sign Out](#) [Kisha Payen](#) [Cart](#)
[Keyword Search](#)
[Home](#) [Directory](#) [Events](#) [My Account](#)

Thank you for your payment. This web page is your receipt - please print a copy for your records.

Need help printing? Try the *control-P* key command: press and hold the *control* key (usually located on the bottom left of the keyboard), and then press the letter *P*.

Order Confirmation

Florida League of Cities

Order Number 68409
Order Date 9/21/2018
Bill To Kisha Payen
Payment Method Visa *****6367
Name on Card Kathleen Weekes
Ship To Kisha Payen
 100 W Dania Beach Blvd
 Dania Beach, FL 33004-3643

Item	Quantity	Price	Total
FRA 2018 Annual Conference - Tamara James When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member	1	395.00	395.00
			10/24/2018 7:00 AM
FRA 2018 Annual Conference - Bobbie H. Grace When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member	1	395.00	395.00
			10/24/2018 7:00 AM
Item Total			790.00
TRANSACTION GRAND TOTAL			790.00
Payment Amount			790.00

A confirmation is being sent to: kwhitedavis@daniabeachfl.gov

Send another copy to:

[Send](#)

Payen, Kisha

From: TravelUp Hotels <hotels@travelup.com>
Sent: Wednesday, September 19, 2018 4:05 PM
To: Payen, Kisha
Subject: Your Booking Details from TravelUp (Booking No - HTT-E4WGVV)



Dear Ms. Kisha Payen

Thank you for choosing travelup

Your reservation has been completed successfully

You will need to print a copy of your hotel voucher to present on arrival, please click on the link below to access this document.

[Click here to download Hotel Voucher](#)

Reservation Details

Booking Reservation:	HTT-E4WGVV	Booking Date:	9/19/2018 9:05 PM
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Hotel Information

Supplier Reference:	BRX99D6S443T	Property Name:	Sanibel Harbour Marriott Resort & Spa - 4 *
Check in Date:	10/23/2018	Check out Date:	10/26/2018
Stay Duration:	3 nights	Board Type:	Room Only
No. of Rooms:	1	Room Details:	Double Run Of House

Price Breakdown

Hotel	Payable (US\$)
Room 1 (Double Run Of House)	637.57
Total Payable to TravelUp	637.57
Local Charges	Payable (US\$)
Total Resort Fees	45.00
Total Locally Payable Charges	45.00

*Please note that any locally payable charges will be collected in the local currency. Resort fees are levied by the

hotel, city taxes are collected by the hotel at check in on behalf of the local tourism authorities.

Guest Details

Lead Guest Name Room 1	Ms. KISHA PAYEN
------------------------	-----------------

Cancellation Policy

Double Run Of House

This room rate is non-refundable, once confirmed any cancellations or no shows will be charged at the full booking price.

DOUBLE RUN OF HOUSE : "Check in by 4:00 p.m Check out by 11:00 a.mSelf Parking \$12.00 or Valet Parking \$20.00 are per car per night. *Amount is subject to change without notice.Rollaway beds are complimentary based upon availability.Cribs are complimentary based upon availability.Pets are not allowed.Children age five (5) and under eat for free when dining with a paying adult and ordering from the children's menu.*Amount subject to change without notice*January 1, 2016 until December 24, 2018 - Book 5 consecutive nights and receive free breakfast for 2 adults. Available in multiples and on all room types. Not valid with any other promotion. . Minimum check-in age 21.Car park YES (without additional debit notes).

Cancel policy is based on the local time of destination.

Please note that some cancellations may be subject to an administration processing fee, for further details please refer to our full terms and conditions. Any rooms that have been reserved with a deposit payment are subject to our standard website cancellations terms.

We will not be able to refund any payment for no-shows or early check-out.

Should you have any queries please check our FAQ section or complete our customer enquiry form by clicking [here](#)

We'd like to thank you once again for choosing travelup.

Kind Regards,

The travelup team.

www.travelup.com

All bookings are subject to our [terms and conditions](#)



City of Dania Beach Travel Per Diem Calculator

Traveler Name: Bobbie Grace

Description of Trip: Attend 2018 FRA Conference

Daily Per Diem Rate for FY 19:

\$ 61.00

Destination: Fort Myers, FL

First Date of Travel 23-Oct-18

Last Date of Travel 26-Oct-18

	Travel		Travel				
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date		23-Oct-18	24-Oct-18	25-Oct-18	26-Oct-18		
Breakfast 15%			\$ 9.15	\$ 9.15			
Lunch 35%			\$ -	\$ -			
Dinner 50%			\$ 30.50	\$ -			
Total Daily total =		\$ 45.75	\$ 39.65	\$ 9.15	\$ 45.75		

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date							
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =							

Pro-rating Per Diem for Travel Date of Departure/Return: **\$ 45.75**

Total Per Diem Due to Traveler

\$ 140.30

Meal Exclusions		
Date	Meal Provided	Amount
24-Oct-18	Lunch	\$ 21.35
24-Oct-18	Dinner	\$ 30.50
25-Oct-18	Lunch	\$ 21.35
25-Oct-18	Lunch	\$ 30.50



MIAMI CRA



Annual Conference

October 24-26, 2018

Sanibel Harbour Marriott ■ 17260 Harbour Pointe Drive ■ Fort Myers, FL 33908

www.redevelopment.net/2018-annual-conference



GAINESVILLE CRA

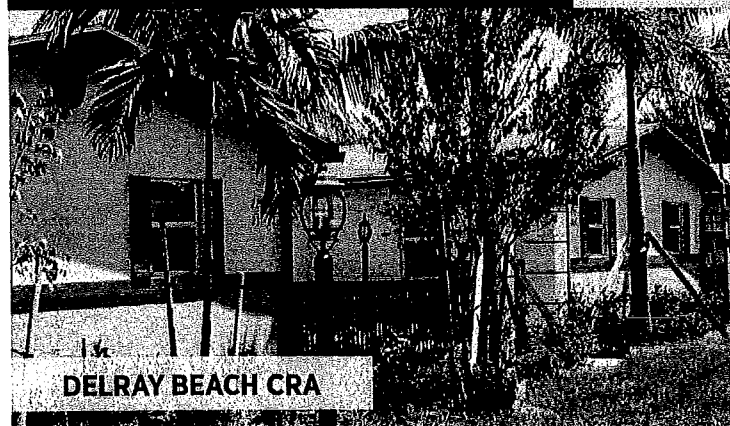


**FLORIDA
REDEVELOPMENT
ASSOCIATION**

**BURKHARDT
CONSTRUCTION, INC.**



ORLANDO CRA



DELRAY BEACH CRA



BOYNTON BEACH CRA



2018 ANNUAL CONFERENCE

Program as of September 17

FRA has secured CEU's for AICP as noted and for IEDC and the Florida Bar

WEDNESDAY, OCTOBER 24, 2018

Mobile Tour of Fort Myers CRA (separate registration fee)

8:00 a.m. – 11:15 a.m.

Take a walk back in time through the beautiful, historic Fort Myers River District. As you wander streets lined with the same bricks that Thomas Edison and Henry Ford strolled during their visits to Fort Myers, you will learn the fascinating history of this turn-of-the-century boom town. Immerse yourself in the ambitions and rivalries of the sometimes unruly, often stubborn, but always visionary early builders of Fort Myers. Once you've learned the history, you will zoom forward into the 21st Century with an exclusive insider's tour of several redevelopment projects. Led by the Fort Myers CRA's staff, you will view established successes and new ventures in the making. The Fort Myers River District Tour will engage your senses, your thoughts and your emotions as you experience "The City of Palms".

CM 3.0

Tour Guides: *Natalie S. Dunham*, Marketing & Promotions Manager, Fort Myers CRA and *Don Paight*, Founding Fort Myers CRA Executive Director & Associate, CRE Consultants

Community Redevelopment Agency (CRA) Boot Camp (separate registration fee)

8:00 a.m. – 11:15 a.m.

Bring the combat boots - we will cover what you need to know about your Florida CRA before you take another step soldier! We will share facts, dispel fantasy, and make sense of CRAs for you. Bring your questions and you will take home reliable information to help you carry out your role in the CRA process. Geared towards policy setters, administrators and volunteers, this will be about the top answers to the top questions about running a CRA in Florida. Space is limited.

CM 3.0

Speaker and Facilitator: *Carol Westmoreland*, Executive Director, Florida Redevelopment Association

WEDNESDAY, OCTOBER 24, 2018

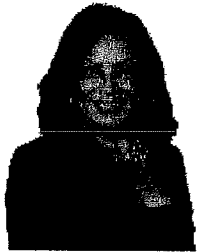
Welcome Luncheon in the Exhibit Hall

11:15 a.m. – 12:45 p.m.

Welcome Plenary Session and Keynote Presentation

12:45 p.m. – 2:00 p.m.

Keynote Speaker: **Gypsy C. Gallardo, M.P.P.**,
CEO, Urban Market Analytics, A division of The Power Broker Media Group



Gypsy Gallardo is CEO of Urban Market Analytics, a Florida-based firm that specializes in designing, funding, and evaluating place-based solutions. Focus is on those that “move the needle” of economic progress for low-income people and communities, including redevelopment strategies, community economy growth plans, workforce development, and initiatives to accelerate poverty reduction.

CM 1.0

Refreshment Break

2:00 p.m. – 2:15 p.m.

Exhibit Hall

WEDNESDAY, OCTOBER 24, 2018

**The Federal Community Reinvestment Act (CRA) for Florida's
Community Redevelopment Agencies (CRAs)**

2:15 p.m. – 3:15 p.m.

Learn about the Community Reinvestment Act (CRA) and how city and county Community Redevelopment Agencies (CRAs) can partner with banks to meet community development needs. Examples of economic development, small business support, affordable housing as well as revitalization and stabilization will be discussed. The session will include a presentation and exercise in identifying bank Community Reinvestment Act opportunities. You will leave with a general knowledge of the Act and understanding about how redevelopment areas can use their plan goals and objectives to partner on your projects.

CM 1.0

Speakers: *April A. Atkins*, AICP, Community Affairs Specialist, Federal Deposit Insurance Corporation; and *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Taking it to the (Complete) Streets

2:15 p.m. – 3:15 p.m.

The session will describe how a four-lane undivided roadway was successfully transformed into a “complete street”. This case study will overview the public process, as well as the government side. Our partners will share the pitfalls and opportunities for creative coordination in capital project planning. We will also discuss how to work with the Florida Department of Transportation for complete streets, what the program is, and examples of how it works at the local level.

CM 1.0

Moderator: *Melanie Weaver Carr*, Senior Transportation Policy Analyst, Office of Policy Planning, Florida Department of Transportation

Speakers: *DeWayne Carver*, AICP, State Complete Streets Program Manager, Florida Department of Transportation; *Blake Drury*, Director, Planning and Urban Design, Community Solutions Group; and *Kyle Dudgeon*, FRA-RA, Assistant Director, Planning/CRA, City of Winter Park

WEDNESDAY, OCTOBER 24, 2018

Getting Your Redevelopment Project Funded in the Underserved Community

2:15 p.m. – 3:15 p.m.

The goal of this forum is to provide examples of why it's important to be engaged in the local government budgeting process. How to plug into the process, as a stakeholder, and how to get your projects funded, will be discussed. Local decisions are made based on funding, but a lot of times it's also based on public participation. So, we need to make sure the residents are focused on the funding, and not rely on just having a seat at the table. Our "Diversity Session" will continue the discussion where you can also actively engage.

CM 1.0

Moderator: *Ken Thomas*, Manager, Housing & Redevelopment, City of Leesburg

Speakers: The *Honorable John H. Christian*, Commissioner, City of Leesburg; and
Tony Otte, CECD, CRA/Economic Development Director, City of New Smyrna Beach

Refreshment Break

3:15 p.m. – 3:30 p.m.

Exhibit Hall

Making the Right Decisions through Land Use Economics

3:30 p.m. – 4:30 p.m.

We will focus on the nuts and bolts of an effective tool for making smart redevelopment decisions - using land value and economic analysis/projections. We will also discuss a case study in Gainesville, Florida, where an analysis put the theories to work. The practical and on-the-ground application of the study revealed benefits and challenges that come with a greater understanding of economic factors. Want to know what things are important to measure, and how it is customizable to your community? This information can get officials, citizens and volunteers excited about your efforts. **CM 1.0**

Speakers: *Joe Minnicozzi*, Urban3, LLC and *Sarah Vidal-Finn*, Director, Gainesville Community Redevelopment Agency

WEDNESDAY, OCTOBER 24, 2018

No Brainer Social Media for Your CRA Community

3:30 p.m. – 4:30 p.m.

Learn how to engage small businesses and residents within your redevelopment area through social media. We will be using one example in Boynton Beach, in partnership with their local workforce office, and another statewide example of what was done for the FRA legislative advocacy statewide campaign. We will share valuable strategies for marketing and analytics necessary to reach new “customers” whether they are buying a product, volunteering or supporting CRA projects. These include creative partnerships, measurable results, video testimonials, and customized training modules. Come share your experiences and successes that worked for your community!

CM 1.0

Moderator and Speaker: *Jessie Johnson*, Vice President & Account Supervisor, RB Oppenheim Associates

Speakers: *Michael Corbit*, Director of Business Development, CareerSource Palm Beach County; *Renee Roberts*, Social Media and Communications Specialist, Boynton Beach CRA; and *Theresa Utterback*, Development Services Manager, Boynton Beach CRA

Do's and Don'ts of Marketing & Special Events (Activating Spaces)

3:30 p.m. – 4:30 p.m.

Many CRA's sponsor or produce events, programs and campaigns to activate public spaces and reinvent blighted commercial districts. This session will highlight creative strategies to ensure statutory compliance while producing engaging community events or campaigns designed to further your CRA goals. We will talk about tweaking your program to tighten up the criteria or other aspects to focus on economic development. Attendees will gain valuable insight to ensure that their existing or future event programs and marketing campaign strategies contain the specific elements necessary to meet or exceed statutory guidelines.

CM 1.0

Moderator: *Robert Ironsmith*, AICP, Director of Economic Development and Housing, City of Dunedin

Speakers: *Sharon West McCormick*, Director of Business Attraction & Marketing, RMA and *Claudia McKenna*, Esq., CRA Attorney, Community Redevelopment Legal Services; and *Brenda Thrower*, FRA-RA, Economic Development Specialist, City of Tampa, Ybor City Development Corporation

WEDNESDAY, OCTOBER 24, 2018

Refreshment Break

4:30 p.m. – 4:45 p.m.

Exhibit Hall

Plenary: 2019 CRA Legislative Outlook

4:45 p.m. – 5:45 p.m.

Our FRA lobbyists will share what they see in store for the 2019 legislative session. This is a not to be missed meeting about where CRAs are relative to the next session, and how you can stay in the know, and assist in the effort.

CM Legal 1.0

Reception in the Exhibit Hall

6:00 p.m. – 7:30 p.m.

Meet or reconnect with the private sector members of the FRA, and key supporters of Florida redevelopment! They will provide visuals of the neat things they are doing in various areas around the state – you provide business cards to be eligible for drawings with great giveaways. This is a fun, informal event with light food and beverages included with the conference registration.

THURSDAY, OCTOBER 25, 2018

Key Elements of Successful Neighborhood Transformation

8:00 a.m. – 9:00 a.m.

We will present examples of how redevelopment transforms neighborhoods, not just commercial areas. The presentation will include how a holistic approach that addresses the environmental, built and social aspects of communities can work. In these examples, areas came alive through great design, community support and walkable, flexible spaces. We will address the “what”, but also the “how” that resulted in significantly revitalizing these neighborhoods.

CM 1.0

Moderator and Speaker: **Jon Ward**, Executive Director, West Palm Beach Community Redevelopment Agency (CRA)

Speakers: **Felix C. Deloatch**, Director of Florida Operations, Torti Gallas; **Tom Gallas**, Chief Executive Officer and National Capital Planning Commissioner, CPA, LEED AP BD+C, Torti Gallas

Partnering for Success with Citizen Surveys

8:00 a.m. – 9:00 a.m.

Getting input from citizens on current and future projects can be a powerful tool, however, gathering information can be a difficult undertaking for staff. Learn how the City of Zephyrhills partnered with the University of South Florida to create a dynamic citizen survey, using GIS technology designed and carried out by students.

CM 1.0

Moderator: **Gail K. Hamilton**, CRA Director, City of Zephyrhills and FRA President Elect

Speakers: **Jensen Hackett** and **Kevie DeFranc**, USF Interns; and **Steve Spina**, City Manager, City of Zephyrhills

THURSDAY, OCTOBER 25, 2018

Meeting Your CRA's Plan Through Bank Partnerships

8:00 a.m. – 9:00 a.m.

Financial Institutions provide lending, services and investments for local infrastructure, affordable housing and economic development. How can a CRA plug into these programs? We will discuss how to effectively choose and partner with a financial institution. Participants will engage with panelists on specific opportunities in their CRAs and learn about redevelopment best practices from our panelists. This session is a follow-up to “Understanding Bank CRA for Florida’s CRAs”. Instead of lectures in this session, we will host a facilitated audience participation format. **CM 1.0**

Moderator: *April A. Atkins*, AICP, Community Affairs Specialist, FDIC

Presenters: *Ana Castilla*, Vice President, Community Development Manager, TD Bank; and *Aileen Pruitt*, Florida Market Manager, Community Development, PNC Bank; and *Thais R. Sullivan*, VP, Regional CRA/Community Lending Officer, Valley National Bank

Refreshment Break

9:00 a.m. – 9:15 a.m.

Exhibit Hall

Community Development Financial Institutions as Partners in Redevelopment

9:15 a.m. – 9:45 a.m.

What is a CDFI? There are many in Florida, and one near you might be an entity that can help fund your CRA projects. How can the public sector reach out effectively to a CDFI to form a CRA partnership? What are the best practices to prepare and be ready to avail your CRA of the opportunity? We will ask several folks who work with CDFIs and CRAs to bridge the understanding gap, answer questions and provide references.

CM .5

Moderator: *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Panelists: *James Walker*, Loan Officer, Florida Community Loan Fund

THURSDAY, OCTOBER 25, 2018

PACE Financing: An Innovative Economic Development Tool

9:45 a.m. – 10:15 a.m.

By promoting the PACE program to developers, CRAs and municipalities can help create jobs and spur economic development, while also reducing the burden on public utilities and encouraging energy efficient design and construction.

CM .5

Speaker: **Joseph R. Bonora**, Managing Partner, Catalyst Management, Inc.

Revitalizing Communities through Strategy and Infrastructure Initiatives

9:15 a.m. – 10:15 a.m.

This session will share case studies, one large and one small, on how redevelopment efforts resulted in more vibrant and livable communities. How they did it, through partnerships, incentives, and initiatives, is the focus of each case study. Attendees will learn about practical and readily available tools from experts in engineering, planning, and economic development. **CM 1.0**

Moderators: **Cyndi Jantomaso**, President, Haines City Economic Development Council, Inc. and **Adriana Trujillo-Villa**, AICP, CPM, Public Works Operations Manager, City of Haines City

Speakers: **Jane Waters Thomas**, CRA Project Manager, City of Haines City; **Tom Polk**, Impact Fee Administrator, Sarasota County; and **Kelley Klepper**, Project Manager, Kimley Horn

Good Properties Gone Bad – Redeveloping Environmentally Challenged Sites

9:15 a.m. – 10:15 a.m.

This interactive discussion will consider the challenges of redeveloping brownfield sites – and the variety of remedies. How do you create a vibrant catalyst site for your community? How clean is clean? We will leave with an understanding of redevelopment options for sites with environmental issues, and potential funding resources for the cleanup and revitalization of an existing site.

CM 1.0

THURSDAY, OCTOBER 25, 2018

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community Redevelopment Agency

Speakers: **Miles Ballogg**, Brownfields Practice Leader, Cardno; **Carrie L. Kruchell**, P.G., Environmental Manager, Florida Department of Environmental Protection; **Frank L. Hearne**, Esquire, Mechanik Nuccio Hearne & Wester, P.A.; **Larry Lallo**, CRA Manager, Brevard County; **Mark Mulligan** P.G., Environmental Manager, Terracon

Refreshment Break

10:15 a.m. – 10:30 a.m.

Exhibit Hall

Analyzing Internal Data with OneNote and GIS

10:30 a.m. – 11:30 a.m.

Learn how to create a cross-sectional analysis tool to align your city/county comprehensive plan, development policies, and other important documents with your adopted community redevelopment plan. This is a great tool that keeps a vast amount of relevant information at your fingertips. Also, get a sneak peek at the new state-wide GIS CRA boundaries map from the team that created it. See how it is being used to prove CRA benefits on a state-wide level, how it is relevant to other data such as the state-wide brownfield oculus information, and how you can help validate CRA performance and value.

CM 1.0

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community Redevelopment Agency

Speakers: **Wes Benge**, Strategic Plan Specialist, City of Palmetto; **Zachary Schwartz**, GIS Specialist, City of Palmetto; and **Nicole Tremblay**, Strategic Plan Specialist, City of Palmetto

THURSDAY, OCTOBER 25, 2018

How to Succeed with Public Art in Your Community

10:30 a.m. – 11:30 a.m.

Art can inspire emotions, and CRAs are inspired by (great) minds. The joining of the two can result in the “wow factor” for any area in any community. We will review and discuss case studies of cities that use murals and other art to revitalize an area and attract economic investment. Come see what can be done with artists to create stunning art to rebuild an area. We will share the “how” of what happened, and we invite you to join in the conversation!

CM 1.0

Moderator and Speaker: **Barbara Anderson Hill**, Hill Fine Art Consulting, Inc. and Emeritus Board Member, Florida Association of Public Art Professionals

Presenters: **Sarah Vidal-Finn**, Director, City of Gainesville CRA, and the **Honorable Debra Ann Worley**, Councilmember, Town of Lake Placid

Retail Therapy: It's Not Only the Numbers that Count!

10:30 a.m. – 11:30 a.m.

Learn how your City can position itself to offer the unique, authentic sense of place that retailers and developers look for today. Placemaking is all about building dynamic and engaging environments that can inspire and create a sense of place or community. As retailers become more reliant on experiences and a sense of place to engage customers, their locations are reflective of this new demand. Florida's consumer economy has been expanding rapidly thanks to strong population growth and tourism. This trend is expected to continue and to drive development of new and creative retail space.

CM 1.0

Speakers: **Lynn D. Dehlinger**, Sr. Economic Development Manager, Associate Broker, RMA and P3 Florida Co-Chair, International Council of Shopping Centers; and **Paul Rutledge**, Senior Vice President, Retail Advisory Services, Jones, Lang Lasalle IP, Inc.

Lunch in the Exhibit Hall

11:30 a.m. – 1:30 p.m.

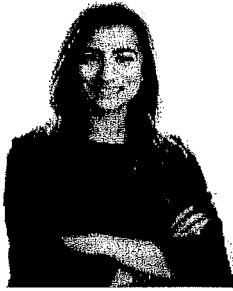
Don't miss the drawings, as some very cool prizes are furnished by our exhibitors! This will also be your last chance to connect with the business members of the FRA about what they can do for your redevelopment program.

THURSDAY, OCTOBER 25, 2018

Keynote Presentation

1:30 p.m. – 2:45 p.m.

Neda Navab, Associate Director, Urban Systems at Sidewalk Labs



As the Associate Director of Urban Systems at Sidewalk Labs, Neda is a member of a unique team. Sidewalk Labs reimagines cities to improve quality of life, by creating a new place to accelerate urban innovation and serve as a beacon for cities around the world. Prior to joining Sidewalk, she was the Head of Experience and Innovation at Enjoy, a startup reimagining the future of retail. In her role Neda managed the end-to-end customer journey, from the online experience to the in-person visit, as well as the strategy for building new service offerings and launching emerging verticals.

CM 1.0

Refreshment Break

2:45 p.m. – 3:00 p.m.

FRA Registration Area

Diversity in our Community

3:00 p.m. – 4:30 p.m.

The session seeks to build on the national dialogue regarding racism, discrimination and bias, by understanding how these issues affect local communities and CRA's from a redevelopment perspective. Primary topics of discussion will include Economic Development, Community Policing, Food Deserts/Access to Healthy Foods, Housing, Disaster Recovery, and Education/Community Benefits Plans. Attendees are encouraged to actively participate, come with an open mind, and be ready to go back to their respective communities with concrete solutions for how they can better serve and transform them.

CM 1.5

THURSDAY, OCTOBER 25, 2018

Moderator: **Gerald Snell**, Avon Park Southside Advisory Board Member

Group Leaders: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach; **Toni Shamplain**, FRA-RA, FRA President Elect, Downtown North CRA Manager, City of Panama City; **Gerald Snell**, Avon Park Southside Advisory Board Member; and **Ken Thomas**, FRA Board Member, Manager, Housing & Redevelopment, City of Leesburg

Expert Reveal: Redevelopment Housing

3:00 p.m. – 4:30 p.m.

The topic is housing in redevelopment areas, and not necessarily affordable, but all kinds of housing. Our five panelists from the public and private sector will each be asked to answer questions of our moderator, and the audience, relative to how CRAs most successfully can support housing redevelopment projects. Whether infill, workforce, market or luxury, we will pepper the panelists with our incisive questions while we have this rare opportunity to pick their brains!

Moderator: **Evan Johnson**, Tindale Oliver, Senior Project Manager Panelists: The **Honorable Steven B. Grant**, Mayor and CRA Board Chair, City of Boynton Beach; **Eric Haynes**, President, Schumer Development Corp; **Jaimie Ross**, Executive Director, Florida Housing Coalition; and **Rick Stauts**, Executive Director, Florida City CRA

CM 1.5

CRA Finance for Practitioners

3:00 p.m. – 4:30 p.m.

There is a separate language for CRA finance from other types of funds. Not only are the funds set aside for projects in the redevelopment plan, but CRAs must by law do things differently. How does a CRA deal with bond issues, financial controls, cost allocation, valuation of assets, lines of credit and loans, city property transfers, audits, and how can you as a practitioner, be ready for any of these issues if they arise? This session is designed to be full of answers to these and other questions.

CM 1.5

Moderator: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach

THURSDAY, OCTOBER 25, 2018

Speakers: ***Faith Phinn***, Financial Management Analyst, Hallandale Beach CRA; ***Shawn Mitchell***, Budget and Procurement Manager, City of Alpharetta, Georgia; ***Jeffrey Oris***, CEcD, PARC Consultants; ***Nickens Remy***, Fiscal Operations Manager, City of Hallandale Beach; and ***Carol Westmoreland***, FRA Executive Director

Awards Dinner

6:30 p.m. – 9:00 p.m.

This year we are jazzing up the ceremony! Music, dancing, and celebrating with our great redevelopment community. Everyone is invited to “dress up” to make great memories and photos. We will be recognizing ALL the great projects submitted for the 2018 Redevelopment Awards this year, and our proud graduates of the FRA Academy. You may reserve tables by emailing spedrosa@flcities.com in advance.

FRIDAY - OCTOBER 26, 2018

Breakfast

7:30 a.m. – 9:00 a.m.

No worries, you don't have to appear at this hour, but beverages and a full hot breakfast will be waiting!

FRA Business Meeting

8:30 a.m.

Awards Showcase

9:00 a.m. – 10:15 a.m.

A fast paced and fun celebration of the details of our winners' successes, big and small.

CM 1.0

Keynote Presentation

10:30 am – 12:00 noon

Joseph Parilla, Brookings Metropolitan Policy Program

CM 1.0



Joseph conducts research on the trends and policies that shape economic performance in cities and regions in the United States and across the world. As the lead scholar on the program's Global Cities Initiative, he has conducted numerous studies of regional economic conditions, including metro-level trade, productivity, and competitiveness assessments. More recently, Joseph helped to lead Brookings' Inclusive Economic Development Lab, directing a unique analysis of how economic development incentives align with principles of inclusive growth.

For further information, visit www.redevelopment.net or contact Carol Westmoreland at cwestmoreland@flcities.com. #

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Marco Salvino
DEPARTMENT: CRA Board
LOCATION: Fort Myers, FL
TRIP/TRAINING DATE: October 24 - 26, 2018
PURPOSE: Attend 2018 FRA Conference

CHECK ONE
☐ Certification
☐ General Training
☐ License
☒ Other

Note any overnight or out of state travel events attended in the last 12 months:

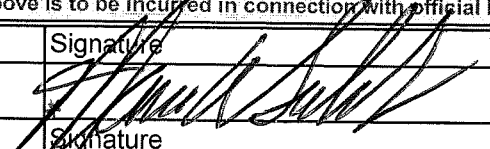
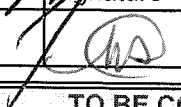
2018 FLC Annual Conference, Hollywood, FL, Aug 16 - 19, 2018

ACCOUNT NO: 106-52-01-552-40-10

COST SUMMARY		
Expense	Description	Estimate
Registration	FRA	\$ 395.00
Per Diem	Marco Salvino	\$ 100.65
TOTAL EXPENSES		\$ 495.65

MILEAGE DETAIL - PERSONAL VEHICLE (attach MapQuest or Google Maps mileage calculation)		
Departure/Destination	Standard Mileage Calculation	
Dania Beach, FL	Cost per Mile	Round Trip Mileage
Fort Myers, FL	0.545	282.8
TOTAL MILEAGE CALCULATION		\$ 154.12

TOTAL ESTIMATED TRAVEL COST **\$ 649.77**

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature	Date
Marco Salvino		9-27-2018
Finance Director (print)	Signature	Date
Nicki Satterfield		10/1/18

TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens	TAS	9/26/18

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Thank you for your payment. This web page is your receipt - please print a copy for your records.

Need help printing? Try the *control-P* key command: press and hold the *control* key (usually located on the bottom left of the keyboard), and then press the letter *P*.

Order Confirmation

Florida League of Cities

Order Number 68526
Order Date 9/26/2018
Bill To Kisha Payen
Payment Method Visa *****6367
Name on Card Kathleen Weekes
Ship To Kisha Payen
100 W Dania Beach Blvd
Dania Beach, FL 33004-3643

Item	Quantity	Price	Total
FRA 2018 Annual Conference - Marco Salvino, Sr. When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908	1	395.00	395.00

Registration Option: Full Registration - Member

10/24/2018 7:00 AM

Item Total	395.00
TRANSACTION GRAND TOTAL	395.00
Payment Amount	395.00

A confirmation is being sent to: kpayen@daniabeachfl.gov

Send another copy to: 

Carol Westmoreland
Executive Director
cwestmoreland@flcities.com
Direct: (850) 701-3608

Jan Piland
Executive Assistant
jpiland@flcities.com
Direct: (850) 701-3622

P. O. Box 1757
301 S. Bronough Street, Suite 300
Tallahassee, FL 32302-1757
(800) 342-8112, ext. 3608 or 3622
Fax: (850) 222-3806

[Events](#)

**City of Dania Beach
Travel Per Diem Calculator**

Traveler Name: Marco Salvino

Description of Trip: Attend 2018 FRA Conference

Daily Per Diem Rate for FY 19: \$ 61.00

Destination: Fort Myers, FL

First Date of Travel 24-Oct-18

Last Date of Travel 26-Oct-18

	Travel		Travel				
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date			24-Oct-18	25-Oct-18	26-Oct-18		
Breakfast 15%				\$ 9.15			
Lunch 35%				\$ -			
Dinner 50%				\$ -			
Total Daily total =			\$ 45.75	\$ 9.15	\$ 45.75		

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date							
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =							

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 45.75

Total Per Diem Due to Traveler \$ 100.65

Meal Exclusions		
Date	Meal Provided	Amount
25-Oct-18	Lunch	\$ 21.35
25-Oct-18	Dinner	\$ 30.50

FY 2019 Per Diem Rates for Fort Myers, Florida

[Print Results](#)
[New Search](#)


Lodging by month (excluding taxes) | October 2018 - September 2019

Cities not appearing below may be located within a county for which rates are listed. To determine what county a city is located in, visit the National Association of Counties (NACo) website (a non-federal website).

Meals & Incidentals (M&IE) Rates

[View Rates](#)

Search:

Primary Destination ⓘ	County ⓘ	2018 Oct	Nov	Dec	2019 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Fort Myers	Lee	\$121	\$121	\$121	\$121	\$214	\$214	\$121	\$121	\$121	\$121	\$121	\$121

Showing 1 to 1 of 1 entries



Meals & Incidentals (M&IE) Breakdown ⓘ

Use this table to find the following information for federal employee travel:

M&IE Total - the full daily amount received for a single calendar day of travel when that day is neither the first nor last day of travel.

Breakfast, lunch, dinner, incidentals - Separate amounts for meals and incidentals. M&IE Total = Breakfast + Lunch + Dinner + Incidentals. Sometimes meal amounts must be deducted from trip voucher. See [More Information](#)

First & last day of travel - amount received on the first and last day of travel and equals 75% of total M&IE.

Search:

Primary Destination ⓘ	County ⓘ	M&IE Total	Continental Breakfast/ Breakfast	Lunch	Dinner	Incidental Expenses	First & Last Day of Travel ⓘ
Fort Myers	Lee	\$61	\$14	\$16	\$26	\$5	\$45.75

Showing 1 to 1 of 1 entries

YOUR TRIP:



Total Route: **4 hr 33 min - 283 miles**

Est. Fuel cost: **\$23.60** - IRS Reimbursement: **\$154.12**



Print a full health report of your car with HUM
vehicle diagnostics (800) 906-2501



100 W Dania Beach Blvd, Dania, FL 33004-3643



1. Start out going west on W Dania Beach Blvd toward NW 3rd Ave.

Then 0.03 miles



2. Turn left onto SW 3rd Ave.

Then 0.25 miles



3. Turn right onto Stirling Rd/FL-848.

Then 0.91 miles



4. Merge onto I-95 N toward W Palm Bch.

Then 1.76 miles



5. Take the I-595 exit, EXIT 24, toward Port Everglades/Ft Laud-Hlwd Int'l Airport.

Then 0.26 miles



6. Merge onto I-595 W via the ramp on the left toward I-75.

Then 12.65 miles



7. I-595 W becomes I-75 N (Portions toll).

Then 108.11 miles



8. Take the County Hwy-840/Alico Rd exit, EXIT 128, toward San Carlos Park.

Then 0.88 miles



9. Keep left to take the ramp toward San Carlos Pk.

Then 0.05 miles



10. Turn left onto Alico Rd/County Hwy-840.

Then 3.66 miles



11. Turn right onto S Tamiami Trl/US-41 N/FL-45.

Then 2.66 miles



12. Turn left onto Gladiolus Dr/County Hwy-865.

Then 1.23 miles

 **13.** Merge onto County Hwy-869 via the ramp on the left.

 Then 8.16 miles

 **14.** Turn slight right onto Punta Rassa Rd.

 Then 0.19 miles

 **15.** Turn slight right onto Harbour Point Dr.

 Then 0.36 miles

 **16.** Turn left.

 Then 0.01 miles



17. 17260 HARBOUR POINTE DRIVE.



Sanibel Harbour Marriott Resort & Spa

This leg: 2 hr 16 min - 141.18 miles



1. Start out going east toward Harbour Point Dr.

 Then 0.01 miles

 **2.** Turn right onto Harbour Point Dr.

 Then 0.35 miles

 **3.** Turn left onto Punta Rassa Rd.

 Then 0.13 miles

 **4.** Turn slight left onto McGregor Blvd/FL-867/County Hwy-869. Continue to follow County Hwy-869.

 Then 2.20 miles

 **5.** County Hwy-869 becomes Summerlin Rd.

 Then 5.74 miles

 **6.** Turn slight right onto Gladiolus Dr/County Hwy-865.

 Then 1.50 miles

 **7.** Make a U-turn onto S Tamiami Trl/US-41 S/FL-45.

 Then 2.68 miles

 **8.** Turn left onto Alico Rd/County Hwy-840.

 Then 3.13 miles

 **9.** Merge onto I-75 S toward Naples (Portions toll).

 Then 108.96 miles

↑ 10. Stay straight to go onto I-595 E.

Then 14.38 miles

↘ 11. Take the US-1 S exit, EXIT 12A, toward Dania Beach/Int'l Airport.

Then 0.56 miles

⤵ 12. Merge onto S Federal Hwy/Broward County A1A Scenic Highway/US-1 S/FL-A1A/FL-5 toward Dania Bch.

Then 1.89 miles

➡ 13. Turn right onto W Dania Beach Blvd.

Then 0.09 miles



14. 100 W DANIA BEACH BLVD is on the left.



100 W Dania Beach Blvd, Dania, FL 33004-3643

This leg: 2 hr 16 min - 141.62 miles



Book a hotel tonight and
save with some great deals!
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Car trouble mid-trip?
MapQuest Roadside
Assistance is here:
(1-888-461-3625)



Standard Mileage Rates for 2018 Up from Rates for 2017

IR-2017-204, Dec. 14, 2017

WASHINGTON — The Internal Revenue Service today issued the 2018 optional standard mileage rates used to calculate the deductible costs of operating an automobile for business, charitable, medical or moving purposes.

Beginning on Jan. 1, 2018, the standard mileage rates for the use of a car (also vans, pickups or panel trucks) will be:

- 54.5 cents for every mile of business travel driven, up 1 cent from the rate for 2017.
- 18 cents per mile driven for medical or moving purposes, up 1 cent from the rate for 2017.
- 14 cents per mile driven in service of charitable organizations.

The business mileage rate and the medical and moving expense rates each increased 1 cent per mile from the rates for 2017. The charitable rate is set by statute and remains unchanged.

The standard mileage rate for business is based on an annual study of the fixed and variable costs of operating an automobile. The rate for medical and moving purposes is based on the variable costs.

Taxpayers always have the option of calculating the actual costs of using their vehicle rather than using the standard mileage rates.

A taxpayer may not use the business standard mileage rate for a vehicle after using any depreciation method under the Modified Accelerated Cost Recovery System (MACRS) or after claiming a Section 179 deduction for that vehicle. In addition, the business standard mileage rate cannot be used for more than four vehicles used simultaneously. These and other requirements are described in Rev. Proc. 2010-51.

Notice 2018-03, posted today on IRS.gov, contains the standard mileage rates, the amount a taxpayer must use in calculating reductions to basis for depreciation taken under the business standard mileage rate, and the maximum standard automobile cost that a taxpayer may use in computing the allowance under a fixed and variable rate plan.

Page Last Reviewed or Updated: 14-Dec-2017



MIAMI CRA



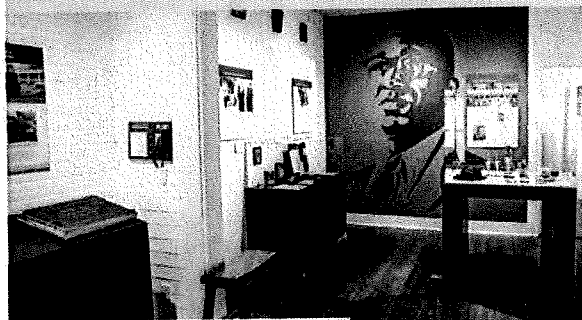
REDEVELOPMENT
WORKS

Annual
Conference

October 24-26, 2018

Sanibel Harbour Marriott ■ 17260 Harbour Pointe Drive ■ Fort Myers, FL 33908

www.redevelopment.net/2018-annual-conference



GAINESVILLE CRA



FLORIDA
REDEVELOPMENT
ASSOCIATION

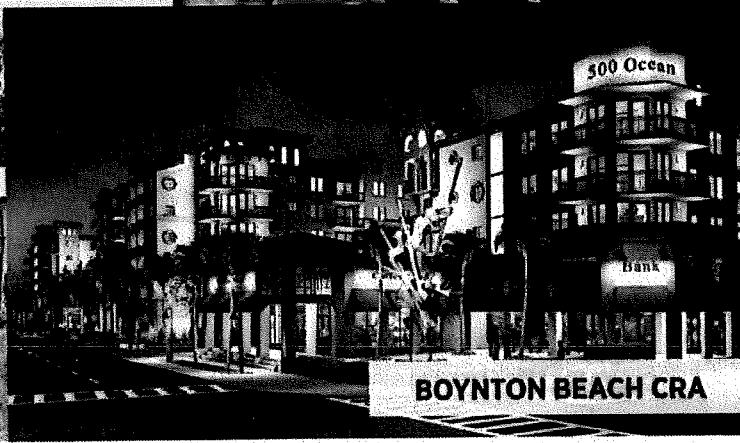
BURKHARDT
CONSTRUCTION, INC.



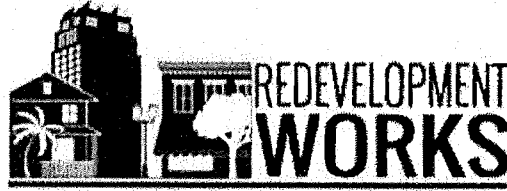
ORLANDO CRA



DELRAY BEACH CRA



BOYNTON BEACH CRA



2018 ANNUAL CONFERENCE

Program as of September 17

FRA has secured CEU's for AICP as noted and for IEDC and the Florida Bar

WEDNESDAY, OCTOBER 24, 2018

Mobile Tour of Fort Myers CRA (separate registration fee)

8:00 a.m. – 11:15 a.m.

Take a walk back in time through the beautiful, historic Fort Myers River District. As you wander streets lined with the same bricks that Thomas Edison and Henry Ford strolled during their visits to Fort Myers, you will learn the fascinating history of this turn-of-the-century boom town. Immerse yourself in the ambitions and rivalries of the sometimes unruly, often stubborn, but always visionary early builders of Fort Myers. Once you've learned the history, you will zoom forward into the 21st Century with an exclusive insider's tour of several redevelopment projects. Led by the Fort Myers CRA's staff, you will view established successes and new ventures in the making. The Fort Myers River District Tour will engage your senses, your thoughts and your emotions as you experience "The City of Palms".

CM 3.0

Tour Guides: *Natalie S. Dunham*, Marketing & Promotions Manager, Fort Myers CRA and *Don Paight*, Founding Fort Myers CRA Executive Director & Associate, CRE Consultants

Community Redevelopment Agency (CRA) Boot Camp (separate registration fee)

8:00 a.m. – 11:15 a.m.

Bring the combat boots - we will cover what you need to know about your Florida CRA before you take another step soldier! We will share facts, dispel fantasy, and make sense of CRAs for you. Bring your questions and you will take home reliable information to help you carry out your role in the CRA process. Geared towards policy setters, administrators and volunteers, this will be about the top answers to the top questions about running a CRA in Florida. Space is limited.

CM 3.0

Speaker and Facilitator: *Carol Westmoreland*, Executive Director, Florida Redevelopment Association

WEDNESDAY, OCTOBER 24, 2018

Welcome Luncheon in the Exhibit Hall

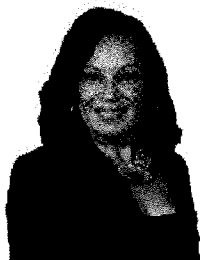
11:15 a.m. – 12:45 p.m.

Welcome Plenary Session and Keynote Presentation

12:45 p.m. – 2:00 p.m.

Keynote Speaker: **Gypsy C. Gallardo, M.P.P.**,

CEO, Urban Market Analytics, A division of The Power Broker Media Group



Gypsy Gallardo is CEO of Urban Market Analytics, a Florida-based firm that specializes in designing, funding, and evaluating place-based solutions. Focus is on those that “move the needle” of economic progress for low-income people and communities, including redevelopment strategies, community economy growth plans, workforce development, and initiatives to accelerate poverty reduction.

CM 1.0

Refreshment Break

2:00 p.m. – 2:15 p.m.

Exhibit Hall

WEDNESDAY, OCTOBER 24, 2018

**The Federal Community Reinvestment Act (CRA) for Florida's
Community Redevelopment Agencies (CRAs)**

2:15 p.m. – 3:15 p.m.

Learn about the Community Reinvestment Act (CRA) and how city and county Community Redevelopment Agencies (CRAs) can partner with banks to meet community development needs. Examples of economic development, small business support, affordable housing as well as revitalization and stabilization will be discussed. The session will include a presentation and exercise in identifying bank Community Reinvestment Act opportunities. You will leave with a general knowledge of the Act and understanding about how redevelopment areas can use their plan goals and objectives to partner on your projects.

CM 1.0

Speakers: *April A. Atkins*, AICP, Community Affairs Specialist, Federal Deposit Insurance Corporation; and *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Taking it to the (Complete) Streets

2:15 p.m. – 3:15 p.m.

The session will describe how a four-lane undivided roadway was successfully transformed into a "complete street". This case study will overview the public process, as well as the government side. Our partners will share the pitfalls and opportunities for creative coordination in capital project planning. We will also discuss how to work with the Florida Department of Transportation for complete streets, what the program is, and examples of how it works at the local level.

CM 1.0

Moderator: *Melanie Weaver Carr*, Senior Transportation Policy Analyst, Office of Policy Planning, Florida Department of Transportation

Speakers: *DeWayne Carver*, AICP, State Complete Streets Program Manager, Florida Department of Transportation; *Blake Drury*, Director, Planning and Urban Design, Community Solutions Group; and *Kyle Dudgeon*, FRA-RA, Assistant Director, Planning/CRA, City of Winter Park

WEDNESDAY, OCTOBER 24, 2018

Getting Your Redevelopment Project Funded in the Underserved Community

2:15 p.m. – 3:15 p.m.

The goal of this forum is to provide examples of why it's important to be engaged in the local government budgeting process. How to plug into the process, as a stakeholder, and how to get your projects funded, will be discussed. Local decisions are made based on funding, but a lot of times it's also based on public participation. So, we need to make sure the residents are focused on the funding, and not rely on just having a seat at the table. Our "Diversity Session" will continue the discussion where you can also actively engage.

CM 1.0

Moderator: *Ken Thomas*, Manager, Housing & Redevelopment, City of Leesburg

Speakers: The *Honorable John H. Christian*, Commissioner, City of Leesburg; and
Tony Otte, CECd, CRA/Economic Development Director, City of New Smyrna Beach

Refreshment Break

3:15 p.m. – 3:30 p.m.

Exhibit Hall

Making the Right Decisions through Land Use Economics

3:30 p.m. – 4:30 p.m.

We will focus on the nuts and bolts of an effective tool for making smart redevelopment decisions - using land value and economic analysis/projections. We will also discuss a case study in Gainesville, Florida, where an analysis put the theories to work. The practical and on-the-ground application of the study revealed benefits and challenges that come with a greater understanding of economic factors. Want to know what things are important to measure, and how it is customizable to your community? This information can get officials, citizens and volunteers excited about your efforts. **CM 1.0**

Speakers: *Joe Minnicozzi*, Urban3, LLC and *Sarah Vidal-Finn*, Director, Gainesville Community Redevelopment Agency

WEDNESDAY, OCTOBER 24, 2018

No Brainer Social Media for Your CRA Community

3:30 p.m. – 4:30 p.m.

Learn how to engage small businesses and residents within your redevelopment area through social media. We will be using one example in Boynton Beach, in partnership with their local workforce office, and another statewide example of what was done for the FRA legislative advocacy statewide campaign. We will share valuable strategies for marketing and analytics necessary to reach new “customers” whether they are buying a product, volunteering or supporting CRA projects. These include creative partnerships, measurable results, video testimonials, and customized training modules. Come share your experiences and successes that worked for your community!

CM 1.0

Moderator and Speaker: *Jessie Johnson*, Vice President & Account Supervisor, RB Oppenheim Associates

Speakers: *Michael Corbit*, Director of Business Development, CareerSource Palm Beach County; *Renee Roberts*, Social Media and Communications Specialist, Boynton Beach CRA; and *Theresa Utterback*, Development Services Manager, Boynton Beach CRA

Do's and Don'ts of Marketing & Special Events (Activating Spaces)

3:30 p.m. – 4:30 p.m.

Many CRA's sponsor or produce events, programs and campaigns to activate public spaces and reinvent blighted commercial districts. This session will highlight creative strategies to ensure statutory compliance while producing engaging community events or campaigns designed to further your CRA goals. We will talk about tweaking your program to tighten up the criteria or other aspects to focus on economic development. Attendees will gain valuable insight to ensure that their existing or future event programs and marketing campaign strategies contain the specific elements necessary to meet or exceed statutory guidelines.

CM 1.0

Moderator: *Robert Ironsmith*, AICP, Director of Economic Development and Housing, City of Dunedin

Speakers: *Sharon West McCormick*, Director of Business Attraction & Marketing, RMA and *Claudia McKenna*, Esq., CRA Attorney, Community Redevelopment Legal Services; and *Brenda Thrower*, FRA-RA, Economic Development Specialist, City of Tampa, Ybor City Development Corporation

WEDNESDAY, OCTOBER 24, 2018

Refreshment Break

4:30 p.m. – 4:45 p.m.

Exhibit Hall

Plenary: 2019 CRA Legislative Outlook

4:45 p.m. – 5:45 p.m.

Our FRA lobbyists will share what they see in store for the 2019 legislative session. This is a not to be missed meeting about where CRAs are relative to the next session, and how you can stay in the know, and assist in the effort.

CM Legal 1.0

Reception in the Exhibit Hall

6:00 p.m. – 7:30 p.m.

Meet or reconnect with the private sector members of the FRA, and key supporters of Florida redevelopment! They will provide visuals of the neat things they are doing in various areas around the state – you provide business cards to be eligible for drawings with great giveaways. This is a fun, informal event with light food and beverages included with the conference registration.

THURSDAY, OCTOBER 25, 2018

Key Elements of Successful Neighborhood Transformation

8:00 a.m. – 9:00 a.m.

We will present examples of how redevelopment transforms neighborhoods, not just commercial areas. The presentation will include how a holistic approach that addresses the environmental, built and social aspects of communities can work. In these examples, areas came alive through great design, community support and walkable, flexible spaces. We will address the “what”, but also the “how” that resulted in significantly revitalizing these neighborhoods.

CM 1.0

Moderator and Speaker: **Jon Ward**, Executive Director, West Palm Beach
Community Redevelopment Agency (CRA)

Speakers: **Felix C. Deloatch**, Director of Florida Operations, Torti Gallas; **Tom Gallas**, Chief Executive Officer and National Capital Planning Commissioner, CPA, LEED AP BD+C, Torti Gallas

Partnering for Success with Citizen Surveys

8:00 a.m. – 9:00 a.m.

Getting input from citizens on current and future projects can be a powerful tool, however, gathering information can be a difficult undertaking for staff. Learn how the City of Zephyrhills partnered with the University of South Florida to create a dynamic citizen survey, using GIS technology designed and carried out by students.

CM 1.0

Moderator: **Gail K. Hamilton**, CRA Director, City of Zephyrhills and FRA President Elect

Speakers: **Jensen Hackett** and **Kevie DeFranc**, USF Interns; and **Steve Spina**, City Manager, City of Zephyrhills

THURSDAY, OCTOBER 25, 2018

Meeting Your CRA's Plan Through Bank Partnerships

8:00 a.m. – 9:00 a.m.

Financial Institutions provide lending, services and investments for local infrastructure, affordable housing and economic development. How can a CRA plug into these programs? We will discuss how to effectively choose and partner with a financial institution. Participants will engage with panelists on specific opportunities in their CRAs and learn about redevelopment best practices from our panelists. This session is a follow-up to “Understanding Bank CRA for Florida’s CRAs”. Instead of lectures in this session, we will host a facilitated audience participation format. **CM 1.0**

Moderator: *April A. Atkins*, AICP, Community Affairs Specialist, FDIC

Presenters: *Ana Castilla*, Vice President, Community Development Manager, TD Bank; and *Aileen Pruitt*, Florida Market Manager, Community Development, PNC Bank; and *Thais R. Sullivan*, VP, Regional CRA/Community Lending Officer, Valley National Bank

Refreshment Break

9:00 a.m. – 9:15 a.m.

Exhibit Hall

Community Development Financial Institutions as Partners in Redevelopment

9:15 a.m. – 9:45 a.m.

What is a CDFI? There are many in Florida, and one near you might be an entity that can help fund your CRA projects. How can the public sector reach out effectively to a CDFI to form a CRA partnership? What are the best practices to prepare and be ready to avail your CRA of the opportunity? We will ask several folks who work with CDFIs and CRAs to bridge the understanding gap, answer questions and provide references.

CM .5

Moderator: *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Panelists: *James Walker*, Loan Officer, Florida Community Loan Fund

THURSDAY, OCTOBER 25, 2018

PACE Financing: An Innovative Economic Development Tool

9:45 a.m. – 10:15 a.m.

By promoting the PACE program to developers, CRAs and municipalities can help create jobs and spur economic development, while also reducing the burden on public utilities and encouraging energy efficient design and construction.

CM .5

Speaker: *Joseph R. Bonora*, Managing Partner, Catalyst Management, Inc.

Revitalizing Communities through Strategy and Infrastructure Initiatives

9:15 a.m. – 10:15 a.m.

This session will share case studies, one large and one small, on how redevelopment efforts resulted in more vibrant and livable communities. How they did it, through partnerships, incentives, and initiatives, is the focus of each case study. Attendees will learn about practical and readily available tools from experts in engineering, planning, and economic development. **CM 1.0**

Moderators: *Cyndi Jantomaso*, President, Haines City Economic Development Council, Inc. and *Adriana Trujillo-Villa*, AICP, CPM, Public Works Operations Manager, City of Haines City

Speakers: *Jane Waters Thomas*, CRA Project Manager, City of Haines City; *Tom Polk*, Impact Fee Administrator, Sarasota County; and *Kelley Klepper*, Project Manager, Kimley Horn

Good Properties Gone Bad – Redeveloping Environmentally Challenged Sites

9:15 a.m. – 10:15 a.m.

This interactive discussion will consider the challenges of redeveloping brownfield sites – and the variety of remedies. How do you create a vibrant catalyst site for your community? How clean is clean? We will leave with an understanding of redevelopment options for sites with environmental issues, and potential funding resources for the cleanup and revitalization of an existing site.

CM 1.0

THURSDAY, OCTOBER 25, 2018

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community Redevelopment Agency

Speakers: **Miles Ballogg**, Brownfields Practice Leader, Cardno; **Carrie L. Kruchell**, P.G., Environmental Manager, Florida Department of Environmental Protection; **Frank L. Hearne**, Esquire, Mechanik Nuccio Hearne & Wester, P.A.; **Larry Lallo**, CRA Manager, Brevard County; **Mark Mulligan** P.G., Environmental Manager, Terracon

Refreshment Break

10:15 a.m. – 10:30 a.m.

Exhibit Hall

Analyzing Internal Data with OneNote and GIS

10:30 a.m. – 11:30 a.m.

Learn how to create a cross-sectional analysis tool to align your city/county comprehensive plan, development policies, and other important documents with your adopted community redevelopment plan. This is a great tool that keeps a vast amount of relevant information at your fingertips. Also, get a sneak peek at the new state-wide GIS CRA boundaries map from the team that created it. See how it is being used to prove CRA benefits on a state-wide level, how it is relevant to other data such as the state-wide brownfield oculus information, and how you can help validate CRA performance and value.

CM 1.0

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community Redevelopment Agency

Speakers: **Wes Benge**, Strategic Plan Specialist, City of Palmetto; **Zachary Schwartz**, GIS Specialist, City of Palmetto; and **Nicole Tremblay**, Strategic Plan Specialist, City of Palmetto

THURSDAY, OCTOBER 25, 2018

How to Succeed with Public Art in Your Community

10:30 a.m. – 11:30 a.m.

Art can inspire emotions, and CRAs are inspired by (great) minds. The joining of the two can result in the “wow factor” for any area in any community. We will review and discuss case studies of cities that use murals and other art to revitalize an area and attract economic investment. Come see what

can be done with artists to create stunning art to rebuild an area. We will share the “how” of what happened, and we invite you to join in the conversation!

CM 1.0

Moderator and Speaker: **Barbara Anderson Hill**, Hill Fine Art Consulting, Inc. and Emeritus Board Member, Florida Association of Public Art Professionals

Presenters: **Sarah Vidal-Finn**, Director, City of Gainesville CRA, and the **Honorable Debra Ann Worley**, Councilmember, Town of Lake Placid

Retail Therapy: It's Not Only the Numbers that Count!

10:30 a.m. – 11:30 a.m.

Learn how your City can position itself to offer the unique, authentic sense of place that retailers and developers look for today. Placemaking is all about building dynamic and engaging environments that can inspire and create a sense of place or community. As retailers become more reliant on experiences and a sense of place to engage customers, their locations are reflective of this new demand. Florida's consumer economy has been expanding rapidly thanks to strong population growth and tourism. This trend is expected to continue and to drive development of new and creative retail space.

CM 1.0

Speakers: **Lynn D. Dehlinger**, Sr. Economic Development Manager, Associate Broker, RMA and P3 Florida Co-Chair, International Council of Shopping Centers; and **Paul Rutledge**, Senior Vice President, Retail Advisory Services, Jones, Lang Lasalle IP, Inc.

Lunch in the Exhibit Hall

11:30 a.m. – 1:30 p.m.

Don't miss the drawings, as some very cool prizes are furnished by our exhibitors! This will also be your last chance to connect with the business members of the FRA about what they can do for your redevelopment program.

THURSDAY, OCTOBER 25, 2018

Keynote Presentation

1:30 p.m. – 2:45 p.m.

Neda Navab, Associate Director, Urban Systems at Sidewalk Labs



As the Associate Director of Urban Systems at Sidewalk Labs, Neda is a member of a unique team. Sidewalk Labs reimagines cities to improve quality of life, by creating a new place to accelerate urban innovation and serve as a beacon for cities around the world. Prior to joining Sidewalk, she was the Head of Experience and Innovation at Enjoy, a startup reimagining the future of retail. In her role Neda managed the end-to-end customer journey, from the online experience to the in-person visit, as well as the strategy for building new service offerings and launching emerging verticals.

CM 1.0

Refreshment Break

2:45 p.m. – 3:00 p.m.

FRA Registration Area

Diversity in our Community

3:00 p.m. – 4:30 p.m.

The session seeks to build on the national dialogue regarding racism, discrimination and bias, by understanding how these issues affect local communities and CRA's from a redevelopment perspective. Primary topics of discussion will include Economic Development, Community Policing, Food Deserts/Access to Healthy Foods, Housing, Disaster Recovery, and Education/Community Benefits Plans. Attendees are encouraged to actively participate, come with an open mind, and be ready to go back to their respective communities with concrete solutions for how they can better serve and transform them.

CM 1.5

THURSDAY, OCTOBER 25, 2018

Moderator: **Gerald Snell**, Avon Park Southside Advisory Board Member

Group Leaders: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach; **Toni Shamplain**, FRA-RA, FRA President Elect, Downtown North CRA Manager, City of Panama City; **Gerald Snell**, Avon Park Southside Advisory Board Member; and **Ken Thomas**, FRA Board Member, Manager, Housing & Redevelopment, City of Leesburg

Expert Reveal: Redevelopment Housing

3:00 p.m. – 4:30 p.m.

The topic is housing in redevelopment areas, and not necessarily affordable, but all kinds of housing. Our five panelists from the public and private sector will each be asked to answer questions of our moderator, and the audience, relative to how CRAs most successfully can support housing redevelopment projects. Whether infill, workforce, market or luxury, we will pepper the panelists with our incisive questions while we have this rare opportunity to pick their brains!

Moderator: **Evan Johnson**, Tindale Oliver, Senior Project Manager Panelists: The **Honorable Steven B. Grant**, Mayor and CRA Board Chair, City of Boynton Beach; **Eric Haynes**, President, Schumer Development Corp; **Jaimie Ross**, Executive Director, Florida Housing Coalition; and **Rick Stauts**, Executive Director, Florida City CRA

CM 1.5

CRA Finance for Practitioners

3:00 p.m. – 4:30 p.m.

There is a separate language for CRA finance from other types of funds. Not only are the funds set aside for projects in the redevelopment plan, but CRAs must by law do things differently. How does a CRA deal with bond issues, financial controls, cost allocation, valuation of assets, lines of credit and loans, city property transfers, audits, and how can you as a practitioner, be ready for any of these issues if they arise? This session is designed to be full of answers to these and other questions.

CM 1.5

Moderator: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach

THURSDAY, OCTOBER 25, 2018

Speakers: *Faith Phinn*, Financial Management Analyst, Hallandale Beach CRA; *Shawn Mitchell*, Budget and Procurement Manager, City of Alpharetta, Georgia; *Jeffrey Oris*, CECd, PARC Consultants; *Nickens Remy*, Fiscal Operations Manager, City of Hallandale Beach; and *Carol Westmoreland*, FRA Executive Director

Awards Dinner

6:30 p.m. – 9:00 p.m.

This year we are jazzing up the ceremony! Music, dancing, and celebrating with our great redevelopment community. Everyone is invited to “dress up” to make great memories and photos. We will be recognizing ALL the great projects submitted for the 2018 Redevelopment Awards this year, and our proud graduates of the FRA Academy. You may reserve tables by emailing spedrosa@frcities.com in advance.

FRIDAY - OCTOBER 26, 2018

Breakfast

7:30 a.m. – 9:00 a.m.

No worries, you don't have to appear at this hour, but beverages and a full hot breakfast will be waiting!

FRA Business Meeting

8:30 a.m.

Awards Showcase

9:00 a.m. – 10:15 a.m.

A fast paced and fun celebration of the details of our winners' successes, big and small.

CM 1.0

Keynote Presentation

10:30 am – 12:00 noon

Joseph Parilla, Brookings Metropolitan Policy Program

CM 1.0



Joseph conducts research on the trends and policies that shape economic performance in cities and regions in the United States and across the world. As the lead scholar on the program's Global Cities Initiative, he has conducted numerous studies of regional economic conditions, including metro-level trade, productivity, and competitiveness assessments. More recently, Joseph helped to lead Brookings' Inclusive Economic Development Lab, directing a unique analysis of how economic development incentives align with principles of inclusive growth.

For further information, visit www.redevelopment.net or contact Carol Westmoreland at cwestmoreland@flcities.com. #

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Rickelle Williams
DEPARTMENT: CRA
LOCATION: Fort Myers, FL
TRIP/TRAINING DATE: October 22 - 26, 2018
PURPOSE: Attend FRA Academy & 2018 FRA Conference

CHECK ONE
☒ Certification
☒ General Training
☐ License
☒ Other

Note any overnight or out of state travel events attended in the last 12 months:
 N/A

ACCOUNT NO: 106-52-01-552-40-10

COST SUMMARY		
Expense	Description	Estimate
Registration	Redevelopment Course - Redevelopment 101	\$ 495.00
Registration	FRA	\$ 395.00
Lodging (4 nights @ \$224)	Sanibel Harbour Marriott Hotel & Spa	\$ 896.00
Parking (4 nights @ \$12)	Sanibel Harbour Marriott Hotel & Spa	\$ 48.00
Per Diem	Rickelle Williams	\$ 179.95
TOTAL EXPENSES		\$ 2,013.95

MILEAGE DETAIL - PERSONAL VEHICLE (attach MapQuest or Google Maps mileage calculation)			
Departure/Destination		Standard Mileage Calculation	
Dania Beach, FL		Cost per Mile	Round Trip Mileage
Fort Myers, FL		0.545	282.8
TOTAL MILEAGE CALCULATION		\$	154.12
TOTAL ESTIMATED TRAVEL COST		\$ 2,168.07	

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature	Date
Rickelle Williams	<i>Rickelle Williams</i>	10/1/18
Department Head (print)	Signature	Date
Rickelle Williams	<i>Rickelle Williams</i>	10/1/18
Finance Director (print)	Signature	Date
Nicki Satterfield	<i>Nicki Satterfield</i>	10/1/18
TO BE COMPLETED BY FINANCE		
Preparer (print name)	Signature	Date
Tania Stevens	<i>Tania Stevens</i>	10/1/18


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Order Confirmation

Florida League of Cities

Order Number 67970
Order Date 9/11/2018
Bill To Kisha Payen
Payment Method Visa *****7241
Name on Card Kisha Payen
Ship To Kisha Payen
 100 W Dania Beach Blvd
 Dania Beach, FL 33004-3643

Item	Quantity	Price	Total
Redevelopment Academy Course - REDEVELOPMENT 101 - Kisha Payen When: 10/23/2018 8:30 AM - 10/23/2018 5:00 PM Where: Sanibel Harbour Marriott - CAMELLIA ROOM 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Administrator Designation - Member 10/23/2018 8:30 AM	1	495.00	495.00
Redevelopment Academy Course - REDEVELOPMENT 101 - Rickelle Williams When: 10/23/2018 8:30 AM - 10/23/2018 5:00 PM Where: Sanibel Harbour Marriott - CAMELLIA ROOM 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Administrator Designation - Member 10/23/2018 8:30 AM	1	495.00	495.00
Redevelopment Academy Course - REDEVELOPMENT 101 - DeAndrae Spradley When: 10/23/2018 8:30 AM - 10/23/2018 5:00 PM Where: Sanibel Harbour Marriott - CAMELLIA ROOM 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Administrator Designation - Member 10/23/2018 8:30 AM	1	495.00	495.00
Item Total			1,485.00
TRANSACTION GRAND TOTAL			1,485.00
Payment Amount			1,485.00

A confirmation is being sent to: kwhitedavis@daniabeachfl.gov

Send another copy to:

Outline REDEVELOPMENT 101

1. Glossary of Terms
2. History of Redevelopment in Florida
 - A. Redevelopment vs. Revitalization
 - B. Main Street
 - C. Downtown Development Authority
 - D. Community Redevelopment Agency
3. Main Street Designation
 - A. Mission of Main Street
 - B. Designation Process
 - C. Criteria for Designation
 - D. Funding for Main Street
 - E. Relationship to CR Agency, DDA, and local governments
4. Creating and Managing a Community Redevelopment Agency
 - A. Creation
 1. Chapter 163, Part III – Creating the Agency
 2. Findings and Declaration of Necessity
 3. Definitions
 4. Notice to taxing authorities
 5. Workable program
 6. Powers of taxing authorities
 7. Hiring staff and engaging consultants
 8. Creation of the CR Agency
 9. Coastal resort area redevelopment pilot project
 - B. Community Redevelopment Plans
 1. Contents of redevelopment plan
 2. Modifications to redevelopment plans
 3. Consistency with comprehensive plan
 4. Expenditures consistent with redevelopment plan
 5. Phasing the Plan
 6. Planning for borrowing
 - C. Governance
 1. Three forms – advantages and disadvantages:
 - a. Governing body as CR Agency Board
 - b. Governing body and two community members as CR Agency Board
 - c. Community members as CR Agency Board
 - d. Contrast differences in CR Agencies based on mission, budget issues, community, history, etc.
 2. Exercise of powers



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Order Confirmation

Florida League of Cities

Order Number 68061
Order Date 9/13/2018
Bill To Kisha Payen
Payment Method Visa *****6367
Name on Card Kathleen Weekes
Ship To Kisha Payen
100 W Dania Beach Blvd
Dania Beach, FL 33004-3643

Item	Quantity	Price	Total
FRA 2018 Annual Conference - Kisha Payen When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member 10/24/2018 7:00 AM	1	395.00	395.00
FRA 2018 Annual Conference - DeAndrae Spradley When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member 10/24/2018 7:00 AM	1	395.00	395.00
FRA 2018 Annual Conference - Rickelle Williams When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member 10/24/2018 7:00 AM	1	395.00	395.00

Item Total	1,185.00
TRANSACTION GRAND TOTAL	1,185.00
Payment Amount	1,185.00

A confirmation is being sent to: kwhitedavis@daniabeachfl.gov

Send another copy to:

9/17/2018

Booking.com

Booking.com: Confirmation

Booking confirmation

CONFIRMATION NUMBER: 1452.446.048

PIN CODE: 0371



Sanibel Harbour Marriott Resort & Spa

Address: 17260 Harbour Pointe Drive, Punta Rassa, FL 33908, USA

Star rating: ★★★★★ 4-star hotel

Phone: +1 239 466 4000

GPS coordinates: N 026° 29.185, W 82° 0.641

CHECK-IN

22

OCTOBER
Monday

☀ from 16:00

CHECK-OUT

26

OCTOBER
Friday

☀ until 11:00

ROOMS

NIGHTS

3 / 4

PRICE

3 rooms
11 % Tax
US\$ 25 resort fee per night

US\$2,388
US\$262.68
US\$300

Price

(for 3 guests)

US\$2,950.68

The final price shown is the amount you will pay to the property.

Booking.com does not charge any reservation, administration or other fees.
Your card issuer may charge you a foreign transaction fee.

Payment information

Sanibel Harbour Marriott Resort & Spa handles all payments.
This property accepts the following forms of payment: American Express, Visa, Euro/Mastercard, Diners Club, Discover

Pre-authorisation

To check the validity of your credit card and guarantee your booking, the property may temporarily hold an amount prior to arrival. This standard procedure is purely a check and the amount will be returned back to you. [Read more about pre-authorisation.](#)

Additional information

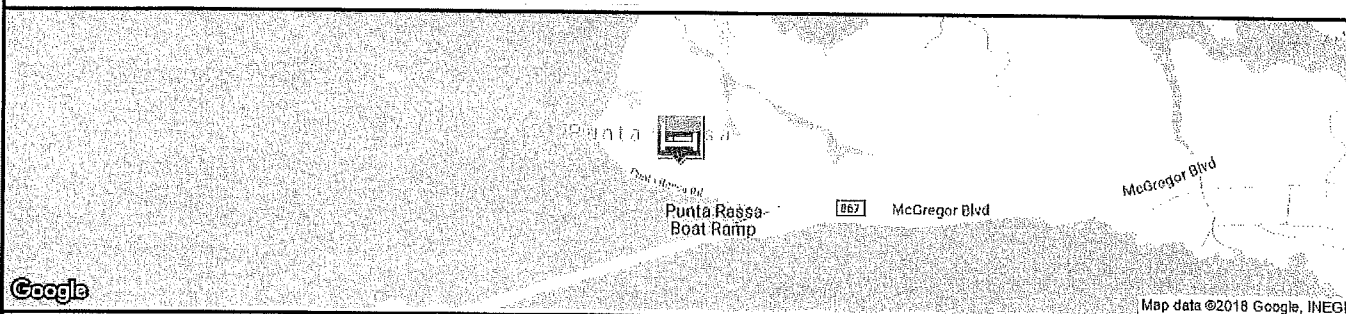
Please note that additional supplements (e.g. extra bed) are not added in this total.

If you cancel, applicable taxes may still be charged by the property.

If you don't show up at this booking, and you don't cancel beforehand, the property is liable to charge you the full reservation amount.
Please remember to read the **fine print** as this may contain additional important information.

Want to know more about payment?

Read our [Frequently Asked Questions](#) about how and when to pay.



Google

Map data ©2018 Google, INEGI

King or Queen Room with Resort Views

Guest name: Kisha Payen / for max. 1 person.

Room size: 300 ft²

Meal Plan:

Breakfast is available for US\$25 per person, per night. Contact the property for details.

Tea/Coffee Maker • Shower • Safety Deposit Box • TV • Telephone • Air conditioning • Hairdryer • Wake Up Service/Alarm Clock • Iron • Balcony • Bathrobe • Radio • Refrigerator • Desk • Ironing Facilities • Seating Area • Free toiletries • Fan • Toilet • Private bathroom • Heating • Satellite Channels • Cable Channels • Bath or Shower • Carpeted • Flat-screen TV • Tile/Marble floor • View • Wake-up service • Alarm clock • Wardrobe/Closet • Coffee machine • Towels • Linen • Upper floors accessible by lift • Entire unit wheelchair accessible • Toilet paper • Roll in shower • Trash cans • Children's cots/cribs • Shampoo • Conditioner • Body soap • Feather pillow • Accessible by lift • Smoke alarm • Key card access

Bed Size(s): 1 extra-large double bed (71-82 inches wide) Or 2 large double beds (60-70 inches wide)

US\$983.56

Room
11 % Tax is included.
US\$ 25 resort fee per night is included.

Prepayment: No prepayment is needed.

Cancellation cost:

until 14 October 2018 23:59 [EDT]: US\$0
from 15 October 2018 00:00 [EDT]: US\$189 -
Changing the dates of your stay is not possible.

City of Dania Beach **Travel Per Diem Calculator**

Traveler Name: Rickelle Williams

Description of Trip: Attend FRA Academy & 2018 FRA Conference

Daily Per Diem Rate for FY 19: \$ 61.00

Destination: Fort Myers, FL

First Date of Travel 22-Oct-18

Last Date of Travel 26-Oct-18

	Travel				Travel		
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date	22-Oct-18	23-Oct-18	24-Oct-18	25-Oct-18	26-Oct-18		
Breakfast 15%		\$ 9.15	\$ 9.15	\$ 9.15			
Lunch 35%			\$ -	\$ -			
Dinner 50%		\$ 30.50	\$ 30.50	\$ -			
Total Daily total =	\$ 45.75	\$ 39.65	\$ 39.65	\$ 9.15	\$ 45.75		

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date							
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =							

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 45.75

Total Per Diem Due to Traveler \$ 179.95

Meal Exclusions		
Date	Meal Provided	Amount
24-Oct-18	Lunch	\$ 21.35
25-Oct-18	Lunch	\$ 21.35
25-Oct-18	Dinner	\$ 30.50

[TRAVEL](#)[REAL ESTATE](#)[ACQUISITION](#)[TECHNOLOGY](#)[POLICY & REGULATIONS](#)[ABOUT US](#)[Home](#) > [Travel](#) > [Plan & Book](#) > [Per Diem Rates](#) > [Per Diem Look-Up](#)

FY 2019 Per Diem Rates for Fort Myers, Florida



Lodging by month (excluding taxes) | October 2018 - September 2019

Cities not appearing below may be located within a county for which rates are listed. To determine what county a city is located in, visit the National Association of Counties (NACo) website (a non-federal website).

[Print Results](#)[New Search](#)

Meals & Incidentals (M&IE) Rates

[View Rates](#)Search:

Primary Destination ¹	County ¹	2018 Oct	Nov	Dec	2019 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Fort Myers	Lee	\$121	\$121	\$121	\$121	\$214	\$214	\$121	\$121	\$121	\$121	\$121	\$121

Showing 1 to 1 of 1 entries



Meals & Incidentals (M&IE) Breakdown ¹

Use this table to find the following information for federal employee travel:

M&IE Total - the full daily amount received for a single calendar day of travel when that day is neither the first nor last day of travel.

Breakfast, lunch, dinner, incidentals - Separate amounts for meals and incidentals. $M\&IE\ Total = Breakfast + Lunch + Dinner + Incidentals$. Sometimes meal amounts must be deducted from trip voucher. See [More Information](#).

First & last day of travel - amount received on the first and last day of travel and equals 75% of total M&IE.

Search:

Primary Destination ¹	County ¹	M&IE Total	Continental Breakfast/ Breakfast	Lunch	Dinner	Incidental Expenses	First & Last Day of Travel ¹
Fort Myers	Lee	\$61	\$14	\$16	\$26	\$5	\$45.75

Showing 1 to 1 of 1 entries

YOUR TRIP:Total Route: **4 hr 33 min - 283 miles**Est. Fuel cost: **\$23.60** - IRS Reimbursement: **\$154.12**Print a full health report of your car with HUM
vehicle diagnostics (800) 906-2501

100 W Dania Beach Blvd, Dania, FL 33004-3643



1. Start out going west on W Dania Beach Blvd toward NW 3rd Ave.

Then 0.03 miles



2. Turn left onto SW 3rd Ave.

Then 0.25 miles



3. Turn right onto Stirling Rd/FL-848.

Then 0.91 miles



4. Merge onto I-95 N toward W Palm Bch.

Then 1.76 miles



5. Take the I-595 exit, EXIT 24, toward Port Everglades/Ft Laud-Hlwd Int'l Airport.

Then 0.26 miles



6. Merge onto I-595 W via the ramp on the left toward I-75.

Then 12.65 miles



7. I-595 W becomes I-75 N (Portions toll).

Then 108.11 miles



8. Take the County Hwy-840/Alico Rd exit, EXIT 128, toward San Carlos Park.

Then 0.88 miles



9. Keep left to take the ramp toward San Carlos Pk.

Then 0.05 miles



10. Turn left onto Alico Rd/County Hwy-840.

Then 3.66 miles



11. Turn right onto S Tamiami Trl/US-41 N/FL-45.

Then 2.66 miles



12. Turn left onto Gladiolus Dr/County Hwy-865.

Then 1.23 miles

 **13. Merge onto County Hwy-869 via the ramp on the left.**

Then 8.16 miles

 **14. Turn slight right onto Punta Rassa Rd.**

Then 0.19 miles

 **15. Turn slight right onto Harbour Point Dr.**

Then 0.36 miles

 **16. Turn left.**

Then 0.01 miles



17. 17260 HARBOUR POINTE DRIVE.



Sanibel Harbour Marriott Resort & Spa

This leg: 2 hr 16 min - 141.18 miles



1. Start out going east toward Harbour Point Dr.

Then 0.01 miles

 **2. Turn right onto Harbour Point Dr.**

Then 0.35 miles

 **3. Turn left onto Punta Rassa Rd.**

Then 0.13 miles

 **4. Turn slight left onto McGregor Blvd/FL-867/County Hwy-869. Continue to follow County Hwy-869.**

Then 2.20 miles

 **5. County Hwy-869 becomes Summerlin Rd.**

Then 5.74 miles

 **6. Turn slight right onto Gladiolus Dr/County Hwy-865.**

Then 1.50 miles

 **7. Make a U-turn onto S Tamiami Trl/US-41 S/FL-45.**

Then 2.68 miles

 **8. Turn left onto Alico Rd/County Hwy-840.**

Then 3.13 miles

 **9. Merge onto I-75 S toward Naples (Portions toll).**

Then 108.96 miles

↑ 10. Stay straight to go onto I-595 E.

Then 14.38 miles

⌵ 11. Take the US-1 S exit, EXIT 12A, toward Dania Beach/Int'l Airport.

Then 0.56 miles

⌵ 12. Merge onto S Federal Hwy/Broward County A1A Scenic Highway/US-1 S/FL-A1A/FL-5 toward Dania Bch.

Then 1.89 miles

➡ 13. Turn right onto W Dania Beach Blvd.

Then 0.09 miles

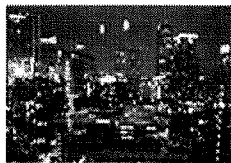


14. 100 W DANIA BEACH BLVD is on the left.



100 W Dania Beach Blvd, Dania, FL 33004-3643

This leg: 2 hr 16 min - 141.62 miles



Book a hotel tonight and
save with some great deals!
(1-877-577-5766)



Car trouble mid-trip?
MapQuest Roadside
Assistance is here:
(1-888-461-3625)



Standard Mileage Rates for 2018 Up from Rates for 2017

IR-2017-204, Dec. 14, 2017

WASHINGTON — The Internal Revenue Service today issued the 2018 optional standard mileage rates used to calculate the deductible costs of operating an automobile for business, charitable, medical or moving purposes.

Beginning on Jan. 1, 2018, the standard mileage rates for the use of a car (also vans, pickups or panel trucks) will be:

- 54.5 cents for every mile of business travel driven, up 1 cent from the rate for 2017.
- 18 cents per mile driven for medical or moving purposes, up 1 cent from the rate for 2017.
- 14 cents per mile driven in service of charitable organizations.

The business mileage rate and the medical and moving expense rates each increased 1 cent per mile from the rates for 2017. The charitable rate is set by statute and remains unchanged.

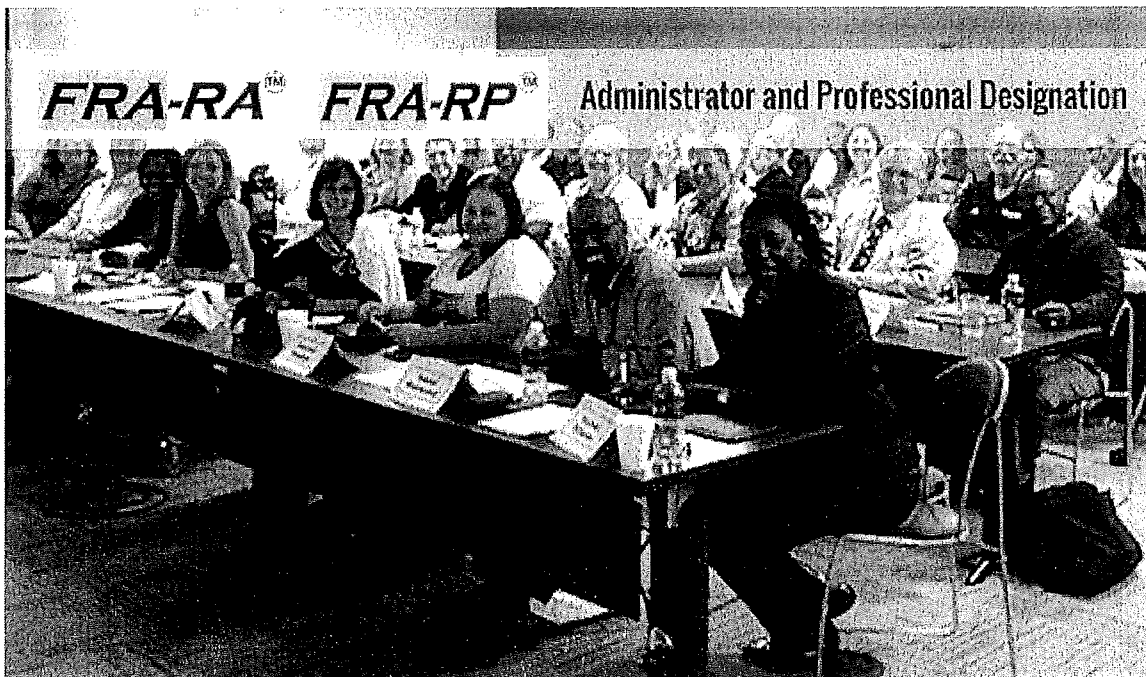
The standard mileage rate for business is based on an annual study of the fixed and variable costs of operating an automobile. The rate for medical and moving purposes is based on the variable costs.

Taxpayers always have the option of calculating the actual costs of using their vehicle rather than using the standard mileage rates.

A taxpayer may not use the business standard mileage rate for a vehicle after using any depreciation method under the Modified Accelerated Cost Recovery System (MACRS) or after claiming a Section 179 deduction for that vehicle. In addition, the business standard mileage rate cannot be used for more than four vehicles used simultaneously. These and other requirements are described in Rev. Proc. 2010-51.

Notice 2018-03, posted today on IRS.gov, contains the standard mileage rates, the amount a taxpayer must use in calculating reductions to basis for depreciation taken under the business standard mileage rate, and the maximum standard automobile cost that a taxpayer may use in computing the allowance under a fixed and variable rate plan.

Page Last Reviewed or Updated: 14-Dec-2017



About the Academy

The Academy is a unique educational program, designed to promote a prerequisite level of knowledge and professionalism in the field of community redevelopment. The courses are open to anyone interested in learning more about redevelopment practice in Florida. *ANYONE who wants to take the course and provides the registration information and payment may register and take the courses.* We offer online registration and payment for the courses. For more information, contact Jan Piland at jpiland@flcities.com or [850-701-3622](tel:850-701-3622).

[View the Academy webinar for more information.](#)



Courses



2018 Course Schedule



Guidelines for Applicants



More About the Academy

The Academy is a unique educational program, designed to promote a prerequisite level of knowledge and professionalism in the field of community redevelopment. The courses are open to anyone interested in learning more about redevelopment practice in Florida. ANYONE who wants to take the course and provides the registration information and payment may register and take the courses. We offer online registration and payment for the courses. For more information, contact Jan Piland at jpiland@flcities.com or 850-701-3622.

If you do not want to take all the courses, you do not have to. And, you can take a course and not take the test (audit). To take the test you must take it during the same course. If you are interested in taking all the required courses to achieve a “designation” – there are two designations – “administrator” or “professional” for which you may apply. However, only FRA members in good standing are eligible for a designation. Five courses are required for graduation/designation. There are three core* courses: Redevelopment 101*; Budgeting, Funding and Reporting*, Operations and Capacity Building*. There are five elective courses: Creating and Using Redevelopment Incentives, Capital Project Management, Housing as a Redevelopment Tool, Capital Project Management and Planning Strategically for Redevelopment.

If you are a **NEW CANDIDATE** for a designation (FRA-RA (Redevelopment Administrator) or FRA-RP (Redevelopment Professional)), please complete and send in all the requirement documents for your application first. If you would like to register and pay for a course (pending your acceptance as a candidate), you may submit the application and registration fee (\$495) all at once. **Please be sure to read all the information in the application to ascertain the appropriate fee to submit, sign the code form and submit the required documentation (see guidelines).**

AFTER APPLICATION, you will be notified about acceptance into the academy by email. If you have **already been accepted** into the Academy, and you want to register for a course, please use the online link to register and chose your payment option. Please note that there are 3 different fees (\$495 for Administrator designation (must be pre-qualified), \$495 for Professional designation or if you’re a member in good standing just taking the course and

\$595 for non-members. *Check the academy calendar for the locations and dates of the courses. Registration is available online only.*

AFTER REGISTERING for a course, you will be sent an email paid confirmation and later, another email with the link to the study materials (at least two weeks prior to the course) as well as directions and program times. Be sure to check your junk and spam emails, or to place us on your “email white list” in order to successfully receive this email. Computers may or may not be allowed for use during the course, depending on the instructor. Refreshments, lunch, snacks and parking are included in the price of each course. Each course is from 9:00 a.m. to 5:00 p.m., and a written test is usually given at 4:00 p.m. If you are auditing the course, you do not have to take the test. Pass/fail scores are emailed directly to the email provided on the registration forms. Taking the test only (“testing out”) is an option, but all tests must be proctored during a test for that particular course, or another course. We apply for AICP credits for all the academy courses.

The **GRADUATION** ceremony is held at the FRA Annual Conference, and each graduate receives an official certificate designating him or her. After that, the graduate can start using the credentials of FRA-RA or FRA-RP after their name.

Instructors

[View instructor profiles here](#)



MIAMI CRA



**REDEVELOPMENT
WORKS**

**Annual
Conference**

October 24-26, 2018

Sanibel Harbour Marriott ■ 17260 Harbour Pointe Drive ■ Fort Myers, FL 33908

www.redevelopment.net/2018-annual-conference



GAINESVILLE CRA



**FLORIDA
REDEVELOPMENT
ASSOCIATION**

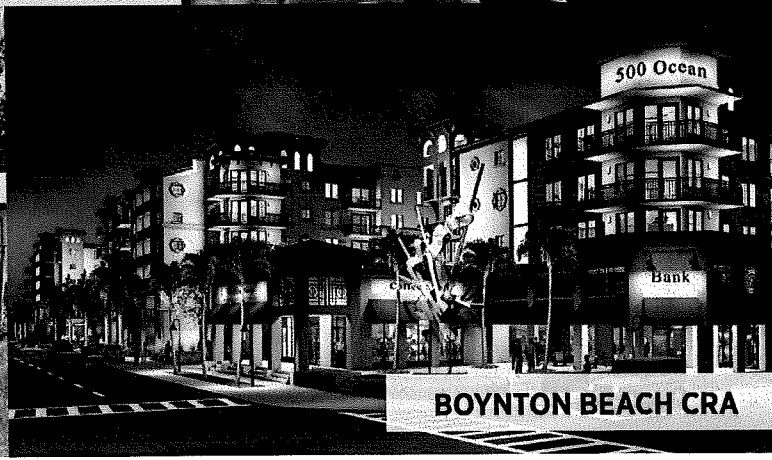
**BURKHARDT
CONSTRUCTION, INC.**



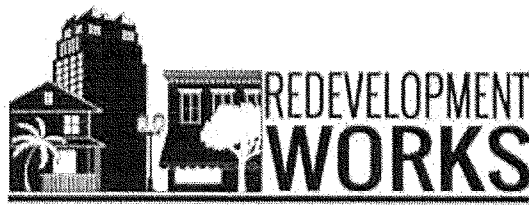
ORLANDO CRA



DELRAY BEACH CRA



BOYNTON BEACH CRA



2018 ANNUAL CONFERENCE

Program as of September 17

FRA has secured CEU's for AICP as noted and for IEDC and the Florida Bar

WEDNESDAY, OCTOBER 24, 2018

Mobile Tour of Fort Myers CRA (separate registration fee)

8:00 a.m. – 11:15 a.m.

Take a walk back in time through the beautiful, historic Fort Myers River District. As you wander streets lined with the same bricks that Thomas Edison and Henry Ford strolled during their visits to Fort Myers, you will learn the fascinating history of this turn-of-the-century boom town. Immerse yourself in the ambitions and rivalries of the sometimes unruly, often stubborn, but always visionary early builders of Fort Myers. Once you've learned the history, you will zoom forward into the 21st Century with an exclusive insider's tour of several redevelopment projects. Led by the Fort Myers CRA's staff, you will view established successes and new ventures in the making. The Fort Myers River District Tour will engage your senses, your thoughts and your emotions as you experience "The City of Palms".

CM 3.0

Tour Guides: **Natalie S. Dunham**, Marketing & Promotions Manager, Fort Myers CRA and **Don Paight**, Founding Fort Myers CRA Executive Director & Associate, CRE Consultants

Community Redevelopment Agency (CRA) Boot Camp (separate registration fee)

8:00 a.m. – 11:15 a.m.

Bring the combat boots - we will cover what you need to know about your Florida CRA before you take another step soldier! We will share facts, dispel fantasy, and make sense of CRAs for you. Bring your questions and you will take home reliable information to help you carry out your role in the CRA process. Geared towards policy setters, administrators and volunteers, this will be about the top answers to the top questions about running a CRA in Florida. Space is limited.

CM 3.0

Speaker and Facilitator: **Carol Westmoreland**, Executive Director, Florida Redevelopment Association

WEDNESDAY, OCTOBER 24, 2018

Welcome Luncheon in the Exhibit Hall

11:15 a.m. – 12:45 p.m.

Welcome Plenary Session and Keynote Presentation

12:45 p.m. – 2:00 p.m.

Keynote Speaker: **Gypsy C. Gallardo, M.P.P.,**

CEO, Urban Market Analytics, A division of The Power Broker Media Group



Gypsy Gallardo is CEO of Urban Market Analytics, a Florida-based firm that specializes in designing, funding, and evaluating place-based solutions. Focus is on those that “move the needle” of economic progress for low-income people and communities, including redevelopment strategies, community economy growth plans, workforce development, and initiatives to accelerate poverty reduction.

CM 1.0

Refreshment Break

2:00 p.m. – 2:15 p.m.

Exhibit Hall

WEDNESDAY, OCTOBER 24, 2018

**The Federal Community Reinvestment Act (CRA) for Florida's
Community Redevelopment Agencies (CRAs)**

2:15 p.m. – 3:15 p.m.

Learn about the Community Reinvestment Act (CRA) and how city and county Community Redevelopment Agencies (CRAs) can partner with banks to meet community development needs. Examples of economic development, small business support, affordable housing as well as revitalization and stabilization will be discussed. The session will include a presentation and exercise in identifying bank Community Reinvestment Act opportunities. You will leave with a general knowledge of the Act and understanding about how redevelopment areas can use their plan goals and objectives to partner on your projects.

CM 1.0

Speakers: *April A. Atkins*, AICP, Community Affairs Specialist, Federal Deposit Insurance Corporation; and *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Taking it to the (Complete) Streets

2:15 p.m. – 3:15 p.m.

The session will describe how a four-lane undivided roadway was successfully transformed into a “complete street”. This case study will overview the public process, as well as the government side. Our partners will share the pitfalls and opportunities for creative coordination in capital project planning. We will also discuss how to work with the Florida Department of Transportation for complete streets, what the program is, and examples of how it works at the local level.

CM 1.0

Moderator: *Melanie Weaver Carr*, Senior Transportation Policy Analyst, Office of Policy Planning, Florida Department of Transportation

Speakers: *DeWayne Carver*, AICP, State Complete Streets Program Manager, Florida Department of Transportation; *Blake Drury*, Director, Planning and Urban Design, Community Solutions Group; and *Kyle Dudgeon*, FRA-RA, Assistant Director, Planning/CRA, City of Winter Park

WEDNESDAY, OCTOBER 24, 2018

Getting Your Redevelopment Project Funded in the Underserved Community

2:15 p.m. – 3:15 p.m.

The goal of this forum is to provide examples of why it's important to be engaged in the local government budgeting process. How to plug into the process, as a stakeholder, and how to get your projects funded, will be discussed. Local decisions are made based on funding, but a lot of times it's also based on public participation. So, we need to make sure the residents are focused on the funding, and not rely on just having a seat at the table. Our "Diversity Session" will continue the discussion where you can also actively engage.

CM 1.0

Moderator: *Ken Thomas*, Manager, Housing & Redevelopment, City of Leesburg

Speakers: The *Honorable John H. Christian*, Commissioner, City of Leesburg; and *Tony Otte*, CEcD, CRA/Economic Development Director, City of New Smyrna Beach

Refreshment Break

3:15 p.m. – 3:30 p.m.

Exhibit Hall

Making the Right Decisions through Land Use Economics

3:30 p.m. – 4:30 p.m.

We will focus on the nuts and bolts of an effective tool for making smart redevelopment decisions - using land value and economic analysis/projections. We will also discuss a case study in Gainesville, Florida, where an analysis put the theories to work. The practical and on-the-ground application of the study revealed benefits and challenges that come with a greater understanding of economic factors. Want to know what things are important to measure, and how it is customizable to your community? This information can get officials, citizens and volunteers excited about your efforts. **CM 1.0**

Speakers: *Joe Minnicozzi*, Urban3, LLC and *Sarah Vidal-Finn*, Director, Gainesville Community Redevelopment Agency

WEDNESDAY, OCTOBER 24, 2018

No Brainer Social Media for Your CRA Community

3:30 p.m. – 4:30 p.m.

Learn how to engage small businesses and residents within your redevelopment area through social media. We will be using one example in Boynton Beach, in partnership with their local workforce office, and another statewide example of what was done for the FRA legislative advocacy statewide campaign. We will share valuable strategies for marketing and analytics necessary to reach new “customers” whether they are buying a product, volunteering or supporting CRA projects. These include creative partnerships, measurable results, video testimonials, and customized training modules. Come share your experiences and successes that worked for your community!

CM 1.0

Moderator and Speaker: **Jessie Johnson**, Vice President & Account Supervisor, RB Oppenheim Associates

Speakers: **Michael Corbit**, Director of Business Development, CareerSource Palm Beach County; **Renee Roberts**, Social Media and Communications Specialist, Boynton Beach CRA; and **Theresa Utterback**, Development Services Manager, Boynton Beach CRA

Do's and Don'ts of Marketing & Special Events (Activating Spaces)

3:30 p.m. – 4:30 p.m.

Many CRA's sponsor or produce events, programs and campaigns to activate public spaces and reinvent blighted commercial districts. This session will highlight creative strategies to ensure statutory compliance while producing engaging community events or campaigns designed to further your CRA goals. We will talk about tweaking your program to tighten up the criteria or other aspects to focus on economic development. Attendees will gain valuable insight to ensure that their existing or future event programs and marketing campaign strategies contain the specific elements necessary to meet or exceed statutory guidelines.

CM 1.0

Moderator: **Robert Ironsmith**, AICP, Director of Economic Development and Housing, City of Dunedin

Speakers: **Sharon West McCormick**, Director of Business Attraction & Marketing, RMA and **Claudia McKenna**, Esq., CRA Attorney, Community Redevelopment Legal Services; and **Brenda Thrower**, FRA-RA, Economic Development Specialist, City of Tampa, Ybor City Development Corporation

WEDNESDAY, OCTOBER 24, 2018

Refreshment Break

4:30 p.m. – 4:45 p.m.

Exhibit Hall

Plenary: 2019 CRA Legislative Outlook

4:45 p.m. – 5:45 p.m.

Our FRA lobbyists will share what they see in store for the 2019 legislative session. This is a not to be missed meeting about where CRAs are relative to the next session, and how you can stay in the know, and assist in the effort.

CM Legal 1.0

Reception in the Exhibit Hall

6:00 p.m. – 7:30 p.m.

Meet or reconnect with the private sector members of the FRA, and key supporters of Florida redevelopment! They will provide visuals of the neat things they are doing in various areas around the state – you provide business cards to be eligible for drawings with great giveaways. This is a fun, informal event with light food and beverages included with the conference registration.

THURSDAY, OCTOBER 25, 2018

Key Elements of Successful Neighborhood Transformation

8:00 a.m. – 9:00 a.m.

We will present examples of how redevelopment transforms neighborhoods, not just commercial areas. The presentation will include how a holistic approach that addresses the environmental, built and social aspects of communities can work. In these examples, areas came alive through great design, community support and walkable, flexible spaces. We will address the “what”, but also the “how” that resulted in significantly revitalizing these neighborhoods.

CM 1.0

Moderator and Speaker: **Jon Ward**, Executive Director, West Palm Beach
Community Redevelopment Agency (CRA)

Speakers: **Felix C. Deloatch**, Director of Florida Operations, Torti Gallas; **Tom Gallas**, Chief Executive Officer and National Capital Planning Commissioner, CPA, LEED AP BD+C, Torti Gallas

Partnering for Success with Citizen Surveys

8:00 a.m. – 9:00 a.m.

Getting input from citizens on current and future projects can be a powerful tool, however, gathering information can be a difficult undertaking for staff. Learn how the City of Zephyrhills partnered with the University of South Florida to create a dynamic citizen survey, using GIS technology designed and carried out by students.

CM 1.0

Moderator: **Gail K. Hamilton**, CRA Director, City of Zephyrhills and FRA President Elect

Speakers: **Jensen Hackett** and **Kevie DeFranc**, USF Interns; and **Steve Spina**, City Manager, City of Zephyrhills

THURSDAY, OCTOBER 25, 2018

Meeting Your CRA's Plan Through Bank Partnerships

8:00 a.m. – 9:00 a.m.

Financial Institutions provide lending, services and investments for local infrastructure, affordable housing and economic development. How can a CRA plug into these programs? We will discuss how to effectively choose and partner with a financial institution. Participants will engage with panelists on specific opportunities in their CRAs and learn about redevelopment best practices from our panelists. This session is a follow-up to “Understanding Bank CRA for Florida’s CRAs”. Instead of lectures in this session, we will host a facilitated audience participation format. **CM 1.0**

Moderator: *April A. Atkins*, AICP, Community Affairs Specialist, FDIC

Presenters: *Ana Castilla*, Vice President, Community Development Manager, TD Bank; and *Aileen Pruitt*, Florida Market Manager, Community Development, PNC Bank; and *Thais R. Sullivan*, VP, Regional CRA/Community Lending Officer, Valley National Bank

Refreshment Break

9:00 a.m. – 9:15 a.m.

Exhibit Hall

Community Development Financial Institutions as Partners in Redevelopment

9:15 a.m. – 9:45 a.m.

What is a CDFI? There are many in Florida, and one near you might be an entity that can help fund your CRA projects. How can the public sector reach out effectively to a CDFI to form a CRA partnership? What are the best practices to prepare and be ready to avail your CRA of the opportunity? We will ask several folks who work with CDFIs and CRAs to bridge the understanding gap, answer questions and provide references.

CM .5

Moderator: *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Panelists: *James Walker*, Loan Officer, Florida Community Loan Fund

THURSDAY, OCTOBER 25, 2018

PACE Financing: An Innovative Economic Development Tool

9:45 a.m. – 10:15 a.m.

By promoting the PACE program to developers, CRAs and municipalities can help create jobs and spur economic development, while also reducing the burden on public utilities and encouraging energy efficient design and construction.

CM .5

Speaker: **Joseph R. Bonora**, Managing Partner, Catalyst Management, Inc.

Revitalizing Communities through Strategy and Infrastructure Initiatives

9:15 a.m. – 10:15 a.m.

This session will share case studies, one large and one small, on how redevelopment efforts resulted in more vibrant and livable communities. How they did it, through partnerships, incentives, and initiatives, is the focus of each case study. Attendees will learn about practical and readily available tools from experts in engineering, planning, and economic development. **CM 1.0**

Moderators: **Cyndi Jantomaso**, President, Haines City Economic Development Council, Inc. and **Adriana Trujillo-Villa**, AICP, CPM, Public Works Operations Manager, City of Haines City

Speakers: **Jane Waters Thomas**, CRA Project Manager, City of Haines City; **Tom Polk**, Impact Fee Administrator, Sarasota County; and **Kelley Klepper**, Project Manager, Kimley Horn

Good Properties Gone Bad – Redeveloping Environmentally Challenged Sites

9:15 a.m. – 10:15 a.m.

This interactive discussion will consider the challenges of redeveloping brownfield sites – and the variety of remedies. How do you create a vibrant catalyst site for your community? How clean is clean? We will leave with an understanding of redevelopment options for sites with environmental issues, and potential funding resources for the cleanup and revitalization of an existing site.

CM 1.0

THURSDAY, OCTOBER 25, 2018

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community
Redevelopment Agency

Speakers: **Miles Ballogg**, Brownfields Practice Leader, Cardno; **Carrie L. Kruchell**,
P.G., Environmental Manager, Florida Department of Environmental Protection;
Frank L. Hearne, Esquire, Mechanik Nuccio Hearne & Wester, P.A.; **Larry Lallo**, CRA Manager,
Brevard County; **Mark Mulligan** P.G., Environmental Manager, Terracon

Refreshment Break

10:15 a.m. – 10:30 a.m.

Exhibit Hall

Analyzing Internal Data with OneNote and GIS

10:30 a.m. – 11:30 a.m.

Learn how to create a cross-sectional analysis tool to align your city/county comprehensive plan, development policies, and other important documents with your adopted community redevelopment plan. This is a great tool that keeps a vast amount of relevant information at your fingertips. Also, get a sneak peek at the new state-wide GIS CRA boundaries map from the team that created it. See how it is being used to prove CRA benefits on a state-wide level, how it is relevant to other data such as the state-wide brownfield oculus information, and how you can help validate CRA performance and value.

CM 1.0

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community
Redevelopment Agency

Speakers: **Wes Benge**, Strategic Plan Specialist, City of Palmetto; **Zachary Schwartz**, GIS
Specialist, City of Palmetto; and **Nicole Tremblay**, Strategic Plan Specialist, City of Palmetto

THURSDAY, OCTOBER 25, 2018

How to Succeed with Public Art in Your Community

10:30 a.m. – 11:30 a.m.

Art can inspire emotions, and CRAs are inspired by (great) minds. The joining of the two can result in the “wow factor” for any area in any community. We will review and discuss case studies of cities that use murals and other art to revitalize an area and attract economic investment. Come see what

can be done with artists to create stunning art to rebuild an area. We will share the “how” of what happened, and we invite you to join in the conversation!

CM 1.0

Moderator and Speaker: **Barbara Anderson Hill**, Hill Fine Art Consulting, Inc. and Emeritus Board Member, Florida Association of Public Art Professionals

Presenters: **Sarah Vidal-Finn**, Director, City of Gainesville CRA, and the **Honorable Debra Ann Worley**, Councilmember, Town of Lake Placid

Retail Therapy: It's Not Only the Numbers that Count!

10:30 a.m. – 11:30 a.m.

Learn how your City can position itself to offer the unique, authentic sense of place that retailers and developers look for today. Placemaking is all about building dynamic and engaging environments that can inspire and create a sense of place or community. As retailers become more reliant on experiences and a sense of place to engage customers, their locations are reflective of this new demand. Florida's consumer economy has been expanding rapidly thanks to strong population growth and tourism. This trend is expected to continue and to drive development of new and creative retail space.

CM 1.0

Speakers: **Lynn D. Dehlinger**, Sr. Economic Development Manager, Associate Broker, RMA and P3 Florida Co-Chair, International Council of Shopping Centers; and **Paul Rutledge**, Senior Vice President, Retail Advisory Services, Jones, Lang Lasalle IP, Inc.

Lunch in the Exhibit Hall

11:30 a.m. – 1:30 p.m.

Don't miss the drawings, as some very cool prizes are furnished by our exhibitors! This will also be your last chance to connect with the business members of the FRA about what they can do for your redevelopment program.

THURSDAY, OCTOBER 25, 2018

Keynote Presentation

1:30 p.m. – 2:45 p.m.

Neda Navab, Associate Director, Urban Systems at Sidewalk Labs



As the Associate Director of Urban Systems at Sidewalk Labs, Neda is a member of a unique team. Sidewalk Labs reimagines cities to improve quality of life, by creating a new place to accelerate urban innovation and serve as a beacon for cities around the world. Prior to joining Sidewalk, she was the Head of Experience and Innovation at Enjoy, a startup reimagining the future of retail. In her role Neda managed the end-to-end customer journey, from the online experience to the in-person visit, as well as the strategy for building new service offerings and launching emerging verticals.

CM 1.0

Refreshment Break

2:45 p.m. – 3:00 p.m.

FRA Registration Area

Diversity in our Community

3:00 p.m. – 4:30 p.m.

The session seeks to build on the national dialogue regarding racism, discrimination and bias, by understanding how these issues affect local communities and CRA's from a redevelopment perspective. Primary topics of discussion will include Economic Development, Community Policing, Food Deserts/Access to Healthy Foods, Housing, Disaster Recovery, and Education/Community Benefits Plans. Attendees are encouraged to actively participate, come with an open mind, and be ready to go back to their respective communities with concrete solutions for how they can better serve and transform them.

CM 1.5

THURSDAY, OCTOBER 25, 2018

Moderator: **Gerald Snell**, Avon Park Southside Advisory Board Member

Group Leaders: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach; **Toni Shamplain**, FRA-RA, FRA President Elect, Downtown North CRA Manager, City of Panama City; **Gerald Snell**, Avon Park Southside Advisory Board Member; and **Ken Thomas**, FRA Board Member, Manager, Housing & Redevelopment, City of Leesburg

Expert Reveal: Redevelopment Housing

3:00 p.m. – 4:30 p.m.

The topic is housing in redevelopment areas, and not necessarily affordable, but all kinds of housing. Our five panelists from the public and private sector will each be asked to answer questions of our moderator, and the audience, relative to how CRAs most successfully can support housing redevelopment projects. Whether infill, workforce, market or luxury, we will pepper the panelists with our incisive questions while we have this rare opportunity to pick their brains!

Moderator: **Evan Johnson**, Tindale Oliver, Senior Project Manager Panelists: The **Honorable Steven B. Grant**, Mayor and CRA Board Chair, City of Boynton Beach; **Eric Haynes**, President, Schumer Development Corp; **Jaimie Ross**, Executive Director, Florida Housing Coalition; and **Rick Stauts**, Executive Director, Florida City CRA

CM 1.5

CRA Finance for Practitioners

3:00 p.m. – 4:30 p.m.

There is a separate language for CRA finance from other types of funds. Not only are the funds set aside for projects in the redevelopment plan, but CRAs must by law do things differently. How does a CRA deal with bond issues, financial controls, cost allocation, valuation of assets, lines of credit and loans, city property transfers, audits, and how can you as a practitioner, be ready for any of these issues if they arise? This session is designed to be full of answers to these and other questions.

CM 1.5

Moderator: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach

THURSDAY, OCTOBER 25, 2018

Speakers: ***Faith Phinn***, Financial Management Analyst, Hallandale Beach CRA; ***Shawn Mitchell***, Budget and Procurement Manager, City of Alpharetta, Georgia; ***Jeffrey Oris***, CEC, PARC Consultants; ***Nickens Remy***, Fiscal Operations Manager, City of Hallandale Beach; and ***Carol Westmoreland***, FRA Executive Director

Awards Dinner

6:30 p.m. – 9:00 p.m.

This year we are jazzing up the ceremony! Music, dancing, and celebrating with our great redevelopment community. Everyone is invited to “dress up” to make great memories and photos. We will be recognizing ALL the great projects submitted for the 2018 Redevelopment Awards this year, and our proud graduates of the FRA Academy. You may reserve tables by emailing spedrosa@flcities.com in advance.

FRIDAY - OCTOBER 26, 2018

Breakfast

7:30 a.m. – 9:00 a.m.

No worries, you don't have to appear at this hour, but beverages and a full hot breakfast will be waiting!

FRA Business Meeting

8:30 a.m.

Awards Showcase

9:00 a.m. – 10:15 a.m.

A fast paced and fun celebration of the details of our winners' successes, big and small.

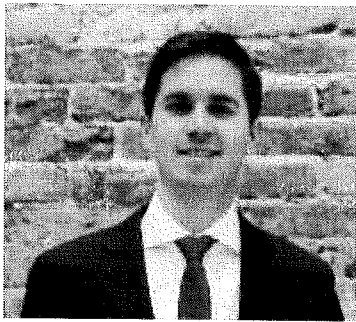
CM 1.0

Keynote Presentation

10:30 am – 12:00 noon

Joseph Parilla, Brookings Metropolitan Policy Program

CM 1.0



Joseph conducts research on the trends and policies that shape economic performance in cities and regions in the United States and across the world. As the lead scholar on the program's Global Cities Initiative, he has conducted numerous studies of regional economic conditions, including metro-level trade, productivity, and competitiveness assessments. More recently, Joseph helped to lead Brookings' Inclusive Economic Development Lab, directing a unique analysis of how economic development incentives align with principles of inclusive growth.

For further information, visit www.redevelopment.net or contact Carol Westmoreland at cwestmoreland@flcities.com. #

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: DeAndrae Spradley
DEPARTMENT: CRA
LOCATION: Fort Myers, FL
TRIP/TRAINING DATE: October 22 - 26, 2018
PURPOSE: Attend FRA Academy & 2018 FRA Conference

CHECK ONE

- ☒ Certification
☒ General Training
☐ License
☒ Other

Note any overnight or out of state travel events attended in the last 12 months:

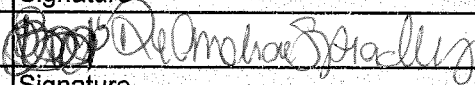
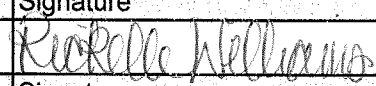
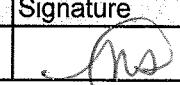
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ACCOUNT NO: 106-52-01-552-40-10

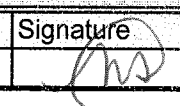
COST SUMMARY		
Expense	Description	Estimate
Registration	Redevelopment Course - Redevelopment 101	\$ 495.00
Registration	FRA	\$ 395.00
Lodging (4 nights @ \$224)	Sanibel Harbour Marriott Hotel & Spa	\$ 896.00
Parking (4 nights @ \$12)	Sanibel Harbour Marriott Hotel & Spa	\$ 48.00
Rental Car	Enterprise	\$ 145.75
Per Diem	DeAndrae Spradley	\$ 179.95
TOTAL EXPENSES		\$ 2,159.70

TOTAL ESTIMATED TRAVEL COST

\$ 2,159.70

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.		
Traveler (print)	Signature	Date
DeAndrae Spradley		10/1/18
Department Head (print)	Signature	Date
Rickelle Williams		10/1/18
Finance Director (print)	Signature	Date
Nicki Satterfield		10/1/18

TO BE COMPLETED BY FINANCE

Preparer (print name)	Signature	Date
Tania Stevens		10/1/18


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Order Confirmation

Florida League of Cities

Order Number 67970
Order Date 9/11/2018
Bill To Kisha Payen
Payment Method Visa *****7241
Name on Card Kisha Payen
Ship To Kisha Payen
 100 W Dania Beach Blvd
 Dania Beach, FL 33004-3643

Item	Quantity	Price	Total
Redevelopment Academy Course - REDEVELOPMENT 101 - Kisha Payen When: 10/23/2018 8:30 AM - 10/23/2018 5:00 PM Where: Sanibel Harbour Marriott - CAMELLIA ROOM 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Administrator Designation - Member 10/23/2018 8:30 AM	1	495.00	495.00
Redevelopment Academy Course - REDEVELOPMENT 101 - Rickelle Williams When: 10/23/2018 8:30 AM - 10/23/2018 5:00 PM Where: Sanibel Harbour Marriott - CAMELLIA ROOM 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Administrator Designation - Member 10/23/2018 8:30 AM	1	495.00	495.00
Redevelopment Academy Course - REDEVELOPMENT 101 - DeAndrae Spradley When: 10/23/2018 8:30 AM - 10/23/2018 5:00 PM Where: Sanibel Harbour Marriott - CAMELLIA ROOM 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Administrator Designation - Member 10/23/2018 8:30 AM	1	495.00	495.00
Item Total			1,485.00
TRANSACTION GRAND TOTAL			1,485.00
Payment Amount			1,485.00

A confirmation is being sent to: kwhitedavis@daniabeachfl.gov

Send another copy to:

Outline REDEVELOPMENT 101

1. Glossary of Terms
2. History of Redevelopment in Florida
 - A. Redevelopment vs. Revitalization
 - B. Main Street
 - C. Downtown Development Authority
 - D. Community Redevelopment Agency
3. Main Street Designation
 - A. Mission of Main Street
 - B. Designation Process
 - C. Criteria for Designation
 - D. Funding for Main Street
 - E. Relationship to CR Agency, DDA, and local governments
4. Creating and Managing a Community Redevelopment Agency
 - A. Creation
 1. Chapter 163, Part III – Creating the Agency
 2. Findings and Declaration of Necessity
 3. Definitions
 4. Notice to taxing authorities
 5. Workable program
 6. Powers of taxing authorities
 7. Hiring staff and engaging consultants
 8. Creation of the CR Agency
 9. Coastal resort area redevelopment pilot project
 - B. Community Redevelopment Plans
 1. Contents of redevelopment plan
 2. Modifications to redevelopment plans
 3. Consistency with comprehensive plan
 4. Expenditures consistent with redevelopment plan
 5. Phasing the Plan
 6. Planning for borrowing
 - C. Governance
 1. Three forms – advantages and disadvantages:
 - a. Governing body as CR Agency Board
 - b. Governing body and two community members as CR Agency Board
 - c. Community members as CR Agency Board
 - d. Contrast differences in CR Agencies based on mission, budget issues, community, history, etc.
 2. Exercise of powers


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Order Confirmation

Florida League of Cities

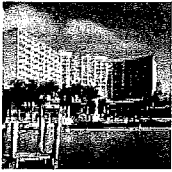
Order Number 68061
Order Date 9/13/2018
Bill To Kisha Payen
Payment Method Visa *****6367
Name on Card Kathleen Weekes
Ship To Kisha Payen
 100 W Dania Beach Blvd
 Dania Beach, FL 33004-3643

Item	Quantity	Price	Total
FRA 2018 Annual Conference - Kisha Payen When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member 10/24/2018 7:00 AM	1	395.00	395.00
FRA 2018 Annual Conference - DeAndrae Spradley When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member 10/24/2018 7:00 AM	1	395.00	395.00
FRA 2018 Annual Conference - Rickelle Williams When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member 10/24/2018 7:00 AM	1	395.00	395.00

Item	1,185.00
Total	
TRANSACTION	1,185.00
GRAND TOTAL	
Payment Amount	1,185.00

A confirmation is being sent to: kwhitedavis@daniabeachfl.gov

Send another copy to:



Sanibel Harbour Marriott Resort & Spa

Address: 17260 Harbour Pointe Drive, Punta Rassa, FL 33908, USA

Star rating: ★★★★★ 4-star hotel

Phone: +1 239 466 4000

GPS coordinates: N 026° 29.185, W 82° 0.641

CHECK-IN

22

OCTOBER
Monday

☉ from 16:00

CHECK-OUT

26

OCTOBER
Friday

☉ until 11:00

ROOMS

NIGHTS

3 / 4

PRICE

3 rooms
11 % Tax
US\$ 25 resort fee per night

US\$2,388
US\$262.68
US\$300

Price

(for 3 guests)

US\$2,950.68

The final price shown is the amount you will pay to the property.

Booking.com does not charge any reservation, administration or other fees.
Your card issuer may charge you a foreign transaction fee.

Payment information

Sanibel Harbour Marriott Resort & Spa handles all payments.
This property accepts the following forms of payment: American Express, Visa, Euro/Mastercard, Diners Club, Discover

Pre-authorisation

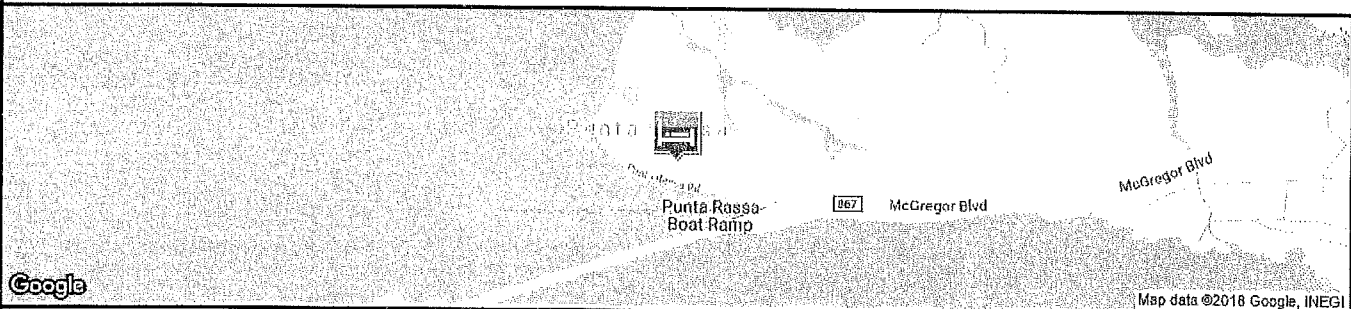
To check the validity of your credit card and guarantee your booking, the property may temporarily hold an amount prior to arrival. This standard procedure is purely a check and the amount will be returned back to you. [Read more about pre-authorisation.](#)

Additional information

Please note that additional supplements (e.g. extra bed) are not added in this total.
If you cancel, applicable taxes may still be charged by the property.
If you don't show up at this booking, and you don't cancel beforehand, the property is liable to charge you the full reservation amount.
Please remember to read the **fine print** as this may contain additional important information.

Want to know more about payment?

Read our [Frequently Asked Questions](#) about how and when to pay.



King or Queen Room with Resort Views

Guest name: Kisha Payen / for max. 1 person.

Room size: 300 ft²

Meal Plan:

Breakfast is available for US\$25 per person, per night. Contact the property for details.

Tea/Coffee Maker • Shower • Safety Deposit Box • TV • Telephone • Air conditioning • Hairdryer • Wake Up Service/Alarm Clock • Iron • Balcony • Bathrobe • Radio • Refrigerator • Desk • Ironing Facilities • Seating Area • Free toiletries • Fan • Toilet • Private bathroom • Heating • Satellite Channels • Cable Channels • Bath or Shower • Carpeted • Flat-screen TV • Tile/Marble floor • View • Wake-up service • Alarm clock • Wardrobe/Closet • Coffee machine • Towels • Linen • Upper floors accessible by lift • Entire unit wheelchair accessible • Toilet paper • Roll in shower • Trash cans • Children's cots/cribs • Shampoo • Conditioner • Body soap • Feather pillow • Accessible by lift • Smoke alarm • Key card access

Bed Size(s): 1 extra-large double bed (71-82 inches wide) Or 2 large double beds (60-70 inches wide)

US\$983.56

Room
11 % Tax is included.
US\$ 25 resort fee per night is included.

Prepayment: No prepayment is needed.

Cancellation cost:
until 14 October 2018 23:59 [EDT]: US\$0
from 15 October 2018 00:00 [EDT]: US\$189 -
Changing the dates of your stay is not possible.



Thank you for your reservation!

Your confirmation number is: 1273260200

Modify or cancel your reservation here

(<https://protect-us.mimecast.com/s/HzFCCR6wA9cQy7oHO6OuX>)

Reservation Details

Pickup Date & Time

Mon, Oct 22 2018 12:00 PM

Return Date & Time

Fri, Oct 26 2018 5:00 PM

Pickup Location

Dania
801 S Federal Highway
Dania, FL, United States 33004

Return Location

Dania
801 S Federal Highway
Dania, FL, United States 33004

Vehicle Information

Economy



Mitsubishi Mirage or similar

- Air Conditioner
- Automatic

Protection Products

- Collision damage waiver full
- Roadside assistance protection

Driver's Name

DeAndrae Spradley

Email

dspradley@daniabeachfl.gov

Phone #

+1 954-924-6801

Payment**Billing number**

*****390

Rate Details

Base Rate	127.50 USD
Collision Damage Waiver Full	(included)
Roadside Assistance Protection	(included)
Tire Fee	(included)
Vlf Rec	(included)
Sc Rec	10.00 USD
Sales Tax	8.25 USD
Total Price	145.75 USD

Your discount has been applied.

This vehicle comes with unlimited mileage.

Hours of Operation

Sunday	Closed
Monday	7:30 AM–6:00 PM
Tuesday	7:30 AM–6:00 PM
Wednesday	7:30 AM–6:00 PM
Thursday	7:30 AM–6:00 PM
Friday	7:30 AM–6:00 PM

City of Dania Beach **Travel Per Diem Calculator**

Traveler Name: DeAndrae Spradley

Description of Trip: Attend FRA Academy & 2018 FRA Conference

Daily Per Diem Rate for FY 19: \$ 61.00

Destination: Ft. Myers, FL

First Date of Travel 14-Oct-18

Last Date of Travel 18-Oct-18

	Travel				Travel		
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date	22-Oct-18	23-Oct-18	24-Oct-18	25-Oct-18	26-Oct-18		
Breakfast 15%		\$ 9.15	\$ 9.15	\$ 9.15			
Lunch 35%			\$ -	\$ -			
Dinner 50%		\$ 30.50	\$ 30.50	\$ -			
Total Daily total =	\$ 45.75	\$ 39.65	\$ 39.65	\$ 9.15	\$ 45.75		

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date							
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =							

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 45.75

Total Per Diem Due to Traveler **\$ 179.95**

Meal Exclusions		
Date	Meal Provided	Amount
24-Oct-18	Lunch	\$ 21.35
25-Oct-18	Lunch	\$ 21.35
25-Oct-18	Dinner	\$ 30.50



MIAMI CRA



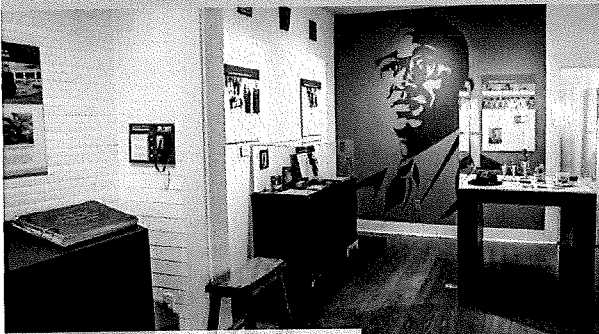
**REDEVELOPMENT
WORKS**

**Annual
Conference**

October 24-26, 2018

Sanibel Harbour Marriott ■ 17260 Harbour Pointe Drive ■ Fort Myers, FL 33908

www.redevelopment.net/2018-annual-conference



GAINESVILLE CRA



**FLORIDA
REDEVELOPMENT
ASSOCIATION**

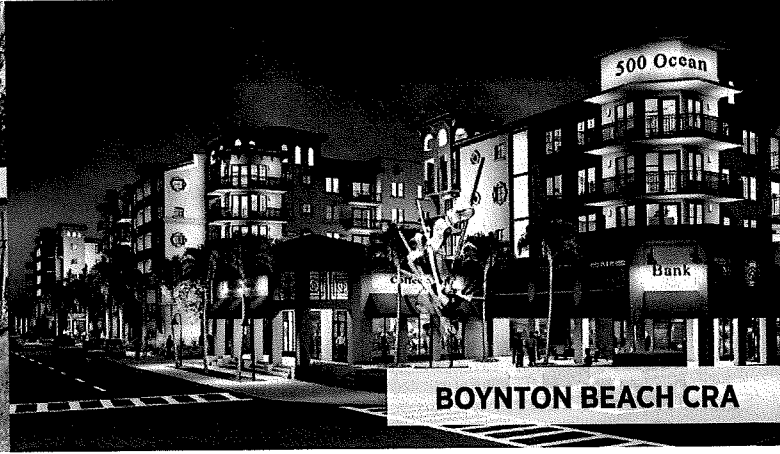
**BURKHARDT
CONSTRUCTION, INC.**



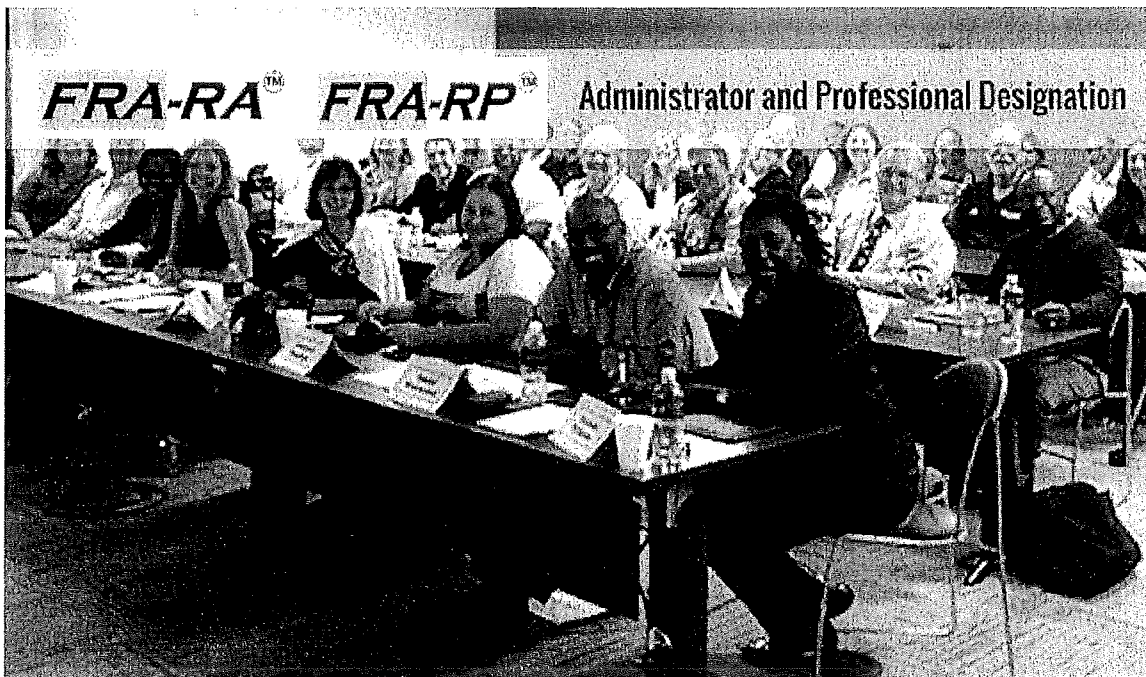
ORLANDO CRA



DELRAY BEACH CRA



BOYNTON BEACH CRA



About the Academy

The Academy is a unique educational program, designed to promote a prerequisite level of knowledge and professionalism in the field of community redevelopment. The courses are open to anyone interested in learning more about redevelopment practice in Florida. *ANYONE who wants to take the course and provides the registration information and payment may register and take the courses.* We offer online registration and payment for the courses. For more information, contact Jan Piland at jpiland@flcities.com or [850-701-3622](tel:850-701-3622).

[View the Academy webinar for more information.](#)



Courses



2018 Course Schedule



Guidelines for Applicants



More About the Academy

The Academy is a unique educational program, designed to promote a prerequisite level of knowledge and professionalism in the field of community redevelopment. The courses are open to anyone interested in learning more about redevelopment practice in Florida. ANYONE who wants to take the course and provides the registration information and payment may register and take the courses. We offer online registration and payment for the courses. For more information, contact Jan Piland at jpiland@flcities.com or [850-701-3622](tel:850-701-3622).

If you do not want to take all the courses, you do not have to. And, you can take a course and not take the test (audit). To take the test you must take it during the same course. If you are interested in taking all the required courses to achieve a "designation" – there are two designations – "administrator" or "professional" for which you may apply. However, only FRA members in good standing are eligible for a designation. Five courses are required for graduation/designation. There are three core* courses: Redevelopment 101*; Budgeting, Funding and Reporting*, Operations and Capacity Building*. There are five elective courses: Creating and Using Redevelopment Incentives, Capital Project Management, Housing as a Redevelopment Tool, Capital Project Management and Planning Strategically for Redevelopment.

If you are a **NEW CANDIDATE** for a designation (FRA-RA (Redevelopment Administrator) or FRA-RP (Redevelopment Professional), please complete and send in all the requirement documents for your application first. If you would like to register and pay for a course (pending your acceptance as a candidate), you may submit the application and registration fee (\$495) all at once. **Please be sure to read all the information in the application to ascertain the appropriate fee to submit, sign the code form and submit the required documentation (see guidelines).**

AFTER APPLICATION, you will be notified about acceptance into the academy by email. If you have **already been accepted** into the Academy, and you want to register for a course, please use the online link to register and chose your payment option. Please note that there are 3 different fees (\$495 for Administrator designation (must be pre-qualified), \$495 for Professional designation or if you're a member in good standing just taking the course and

\$595 for non-members. *Check the academy calendar for the locations and dates of the courses. Registration is available online only.*

AFTER REGISTERING for a course, you will be sent an email paid confirmation and later, another email with the link to the study materials (at least two weeks prior to the course) as well as directions and program times. Be sure to check your junk and spam emails, or to place us on your “email white list” in order to successfully receive this email. Computers may or may not be allowed for use during the course, depending on the instructor. Refreshments, lunch, snacks and parking are included in the price of each course. Each course is from 9:00 a.m. to 5:00 p.m., and a written test is usually given at 4:00 p.m. If you are auditing the course, you do not have to take the test. Pass/fail scores are emailed directly to the email provided on the registration forms. Taking the test only (“testing out”) is an option, but all tests must be proctored during a test for that particular course, or another course. We apply for AICP credits for all the academy courses.

The **GRADUATION** ceremony is held at the FRA Annual Conference, and each graduate receives an official certificate designating him or her. After that, the graduate can start using the credentials of FRA-RA or FRA-RP after their name.

Instructors

[View instructor profiles here](#)



2018 ANNUAL CONFERENCE

Program as of September 17

FRA has secured CEU's for AICP as noted and for IEDC and the Florida Bar

WEDNESDAY, OCTOBER 24, 2018

Mobile Tour of Fort Myers CRA (separate registration fee)

8:00 a.m. – 11:15 a.m.

Take a walk back in time through the beautiful, historic Fort Myers River District. As you wander streets lined with the same bricks that Thomas Edison and Henry Ford strolled during their visits to Fort Myers, you will learn the fascinating history of this turn-of-the-century boom town. Immerse yourself in the ambitions and rivalries of the sometimes unruly, often stubborn, but always visionary early builders of Fort Myers. Once you've learned the history, you will zoom forward into the 21st Century with an exclusive insider's tour of several redevelopment projects. Led by the Fort Myers CRA's staff, you will view established successes and new ventures in the making. The Fort Myers River District Tour will engage your senses, your thoughts and your emotions as you experience "The City of Palms".

CM 3.0

Tour Guides: *Natalie S. Dunham*, Marketing & Promotions Manager, Fort Myers CRA and *Don Paight*, Founding Fort Myers CRA Executive Director & Associate, CRE Consultants

Community Redevelopment Agency (CRA) Boot Camp (separate registration fee)

8:00 a.m. – 11:15 a.m.

Bring the combat boots - we will cover what you need to know about your Florida CRA before you take another step soldier! We will share facts, dispel fantasy, and make sense of CRAs for you. Bring your questions and you will take home reliable information to help you carry out your role in the CRA process. Geared towards policy setters, administrators and volunteers, this will be about the top answers to the top questions about running a CRA in Florida. Space is limited.

CM 3.0

Speaker and Facilitator: *Carol Westmoreland*, Executive Director, Florida Redevelopment Association

WEDNESDAY, OCTOBER 24, 2018

Welcome Luncheon in the Exhibit Hall

11:15 a.m. – 12:45 p.m.

Welcome Plenary Session and Keynote Presentation

12:45 p.m. – 2:00 p.m.

Keynote Speaker: **Gypsy C. Gallardo, M.P.P.,**

CEO, Urban Market Analytics, A division of The Power Broker Media Group



Gypsy Gallardo is CEO of Urban Market Analytics, a Florida-based firm that specializes in designing, funding, and evaluating place-based solutions. Focus is on those that “move the needle” of economic progress for low-income people and communities, including redevelopment strategies, community economy growth plans, workforce development, and initiatives to accelerate poverty reduction.

CM 1.0

Refreshment Break

2:00 p.m. – 2:15 p.m.

Exhibit Hall

WEDNESDAY, OCTOBER 24, 2018

**The Federal Community Reinvestment Act (CRA) for Florida's
Community Redevelopment Agencies (CRAs)**

2:15 p.m. – 3:15 p.m.

Learn about the Community Reinvestment Act (CRA) and how city and county Community Redevelopment Agencies (CRAs) can partner with banks to meet community development needs. Examples of economic development, small business support, affordable housing as well as revitalization and stabilization will be discussed. The session will include a presentation and exercise in identifying bank Community Reinvestment Act opportunities. You will leave with a general knowledge of the Act and understanding about how redevelopment areas can use their plan goals and objectives to partner on your projects.

CM 1.0

Speakers: *April A. Atkins*, AICP, Community Affairs Specialist, Federal Deposit Insurance Corporation; and *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Taking it to the (Complete) Streets

2:15 p.m. – 3:15 p.m.

The session will describe how a four-lane undivided roadway was successfully transformed into a “complete street”. This case study will overview the public process, as well as the government side. Our partners will share the pitfalls and opportunities for creative coordination in capital project planning. We will also discuss how to work with the Florida Department of Transportation for complete streets, what the program is, and examples of how it works at the local level.

CM 1.0

Moderator: *Melanie Weaver Carr*, Senior Transportation Policy Analyst, Office of Policy Planning, Florida Department of Transportation

Speakers: *DeWayne Carver*, AICP, State Complete Streets Program Manager, Florida Department of Transportation; *Blake Drury*, Director, Planning and Urban Design, Community Solutions Group; and *Kyle Dudgeon*, FRA-RA, Assistant Director, Planning/CRA, City of Winter Park

WEDNESDAY, OCTOBER 24, 2018

Getting Your Redevelopment Project Funded in the Underserved Community

2:15 p.m. – 3:15 p.m.

The goal of this forum is to provide examples of why it's important to be engaged in the local government budgeting process. How to plug into the process, as a stakeholder, and how to get your projects funded, will be discussed. Local decisions are made based on funding, but a lot of times it's also based on public participation. So, we need to make sure the residents are focused on the funding, and not rely on just having a seat at the table. Our "Diversity Session" will continue the discussion where you can also actively engage.

CM 1.0

Moderator: *Ken Thomas*, Manager, Housing & Redevelopment, City of Leesburg

Speakers: The *Honorable John H. Christian*, Commissioner, City of Leesburg; and
Tony Otte, CECd, CRA/Economic Development Director, City of New Smyrna Beach

Refreshment Break

3:15 p.m. – 3:30 p.m.

Exhibit Hall

Making the Right Decisions through Land Use Economics

3:30 p.m. – 4:30 p.m.

We will focus on the nuts and bolts of an effective tool for making smart redevelopment decisions - using land value and economic analysis/projections. We will also discuss a case study in Gainesville, Florida, where an analysis put the theories to work. The practical and on-the-ground application of the study revealed benefits and challenges that come with a greater understanding of economic factors. Want to know what things are important to measure, and how it is customizable to your community? This information can get officials, citizens and volunteers excited about your efforts. **CM 1.0**

Speakers: *Joe Minnicozzi*, Urban3, LLC and *Sarah Vidal-Finn*, Director, Gainesville Community Redevelopment Agency

WEDNESDAY, OCTOBER 24, 2018

No Brainer Social Media for Your CRA Community

3:30 p.m. – 4:30 p.m.

Learn how to engage small businesses and residents within your redevelopment area through social media. We will be using one example in Boynton Beach, in partnership with their local workforce office, and another statewide example of what was done for the FRA legislative advocacy statewide campaign. We will share valuable strategies for marketing and analytics necessary to reach new “customers” whether they are buying a product, volunteering or supporting CRA projects. These include creative partnerships, measurable results, video testimonials, and customized training modules. Come share your experiences and successes that worked for your community!

CM 1.0

Moderator and Speaker: **Jessie Johnson**, Vice President & Account Supervisor, RB Oppenheim Associates

Speakers: **Michael Corbit**, Director of Business Development, CareerSource Palm Beach County; **Renee Roberts**, Social Media and Communications Specialist, Boynton Beach CRA; and **Theresa Utterback**, Development Services Manager, Boynton Beach CRA

Do's and Don'ts of Marketing & Special Events (Activating Spaces)

3:30 p.m. – 4:30 p.m.

Many CRA's sponsor or produce events, programs and campaigns to activate public spaces and reinvent blighted commercial districts. This session will highlight creative strategies to ensure statutory compliance while producing engaging community events or campaigns designed to further your CRA goals. We will talk about tweaking your program to tighten up the criteria or other aspects to focus on economic development. Attendees will gain valuable insight to ensure that their existing or future event programs and marketing campaign strategies contain the specific elements necessary to meet or exceed statutory guidelines.

CM 1.0

Moderator: **Robert Ironsmith**, AICP, Director of Economic Development and Housing, City of Dunedin

Speakers: **Sharon West McCormick**, Director of Business Attraction & Marketing, RMA and **Claudia McKenna**, Esq., CRA Attorney, Community Redevelopment Legal Services; and **Brenda Thrower**, FRA-RA, Economic Development Specialist, City of Tampa, Ybor City Development Corporation

WEDNESDAY, OCTOBER 24, 2018

Refreshment Break

4:30 p.m. – 4:45 p.m.

Exhibit Hall

Plenary: 2019 CRA Legislative Outlook

4:45 p.m. – 5:45 p.m.

Our FRA lobbyists will share what they see in store for the 2019 legislative session. This is a not to be missed meeting about where CRAs are relative to the next session, and how you can stay in the know, and assist in the effort.

CM Legal 1.0

Reception in the Exhibit Hall

6:00 p.m. – 7:30 p.m.

Meet or reconnect with the private sector members of the FRA, and key supporters of Florida redevelopment! They will provide visuals of the neat things they are doing in various areas around the state – you provide business cards to be eligible for drawings with great giveaways. This is a fun, informal event with light food and beverages included with the conference registration.

THURSDAY, OCTOBER 25, 2018

Key Elements of Successful Neighborhood Transformation

8:00 a.m. – 9:00 a.m.

We will present examples of how redevelopment transforms neighborhoods, not just commercial areas. The presentation will include how a holistic approach that addresses the environmental, built and social aspects of communities can work. In these examples, areas came alive through great design, community support and walkable, flexible spaces. We will address the “what”, but also the “how” that resulted in significantly revitalizing these neighborhoods.

CM 1.0

Moderator and Speaker: **Jon Ward**, Executive Director, West Palm Beach
Community Redevelopment Agency (CRA)

Speakers: **Felix C. Deloatch**, Director of Florida Operations, Torti Gallas; **Tom Gallas**, Chief Executive Officer and National Capital Planning Commissioner, CPA, LEED AP BD+C, Torti Gallas

Partnering for Success with Citizen Surveys

8:00 a.m. – 9:00 a.m.

Getting input from citizens on current and future projects can be a powerful tool, however, gathering information can be a difficult undertaking for staff. Learn how the City of Zephyrhills partnered with the University of South Florida to create a dynamic citizen survey, using GIS technology designed and carried out by students.

CM 1.0

Moderator: **Gail K. Hamilton**, CRA Director, City of Zephyrhills and FRA President Elect

Speakers: **Jensen Hackett** and **Kevie DeFranc**, USF Interns; and **Steve Spina**, City Manager, City of Zephyrhills

THURSDAY, OCTOBER 25, 2018

Meeting Your CRA's Plan Through Bank Partnerships

8:00 a.m. – 9:00 a.m.

Financial Institutions provide lending, services and investments for local infrastructure, affordable housing and economic development. How can a CRA plug into these programs? We will discuss how to effectively choose and partner with a financial institution. Participants will engage with panelists on specific opportunities in their CRAs and learn about redevelopment best practices from our panelists. This session is a follow-up to “Understanding Bank CRA for Florida’s CRAs”. Instead of lectures in this session, we will host a facilitated audience participation format. **CM 1.0**

Moderator: *April A. Atkins*, AICP, Community Affairs Specialist, FDIC

Presenters: *Ana Castilla*, Vice President, Community Development Manager, TD Bank; and *Aileen Pruitt*, Florida Market Manager, Community Development, PNC Bank; and *Thais R. Sullivan*, VP, Regional CRA/Community Lending Officer, Valley National Bank

Refreshment Break

9:00 a.m. – 9:15 a.m.

Exhibit Hall

Community Development Financial Institutions as Partners in Redevelopment

9:15 a.m. – 9:45 a.m.

What is a CDFI? There are many in Florida, and one near you might be an entity that can help fund your CRA projects. How can the public sector reach out effectively to a CDFI to form a CRA partnership? What are the best practices to prepare and be ready to avail your CRA of the opportunity? We will ask several folks who work with CDFIs and CRAs to bridge the understanding gap, answer questions and provide references.

CM .5

Moderator: *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Panelists: *James Walker*, Loan Officer, Florida Community Loan Fund

THURSDAY, OCTOBER 25, 2018

PACE Financing: An Innovative Economic Development Tool

9:45 a.m. – 10:15 a.m.

By promoting the PACE program to developers, CRAs and municipalities can help create jobs and spur economic development, while also reducing the burden on public utilities and encouraging energy efficient design and construction.

CM .5

Speaker: *Joseph R. Bonora*, Managing Partner, Catalyst Management, Inc.

Revitalizing Communities through Strategy and Infrastructure Initiatives

9:15 a.m. – 10:15 a.m.

This session will share case studies, one large and one small, on how redevelopment efforts resulted in more vibrant and livable communities. How they did it, through partnerships, incentives, and initiatives, is the focus of each case study. Attendees will learn about practical and readily available tools from experts in engineering, planning, and economic development. **CM 1.0**

Moderators: *Cyndi Jantomaso*, President, Haines City Economic Development Council, Inc. and *Adriana Trujillo-Villa*, AICP, CPM, Public Works Operations Manager, City of Haines City

Speakers: *Jane Waters Thomas*, CRA Project Manager, City of Haines City; *Tom Polk*, Impact Fee Administrator, Sarasota County; and *Kelley Klepper*, Project Manager, Kimley Horn

Good Properties Gone Bad – Redeveloping Environmentally Challenged Sites

9:15 a.m. – 10:15 a.m.

This interactive discussion will consider the challenges of redeveloping brownfield sites – and the variety of remedies. How do you create a vibrant catalyst site for your community? How clean is clean? We will leave with an understanding of redevelopment options for sites with environmental issues, and potential funding resources for the cleanup and revitalization of an existing site.

CM 1.0

THURSDAY, OCTOBER 25, 2018

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community
Redevelopment Agency

Speakers: **Miles Ballogg**, Brownfields Practice Leader, Cardno; **Carrie L. Kruchell**,
P.G., Environmental Manager, Florida Department of Environmental Protection;
Frank L. Hearne, Esquire, Mechanik Nuccio Hearne & Wester, P.A.; **Larry Lallo**, CRA Manager,
Brevard County; **Mark Mulligan** P.G., Environmental Manager, Terracon

Refreshment Break

10:15 a.m. – 10:30 a.m.

Exhibit Hall

Analyzing Internal Data with OneNote and GIS

10:30 a.m. – 11:30 a.m.

Learn how to create a cross-sectional analysis tool to align your city/county comprehensive plan, development policies, and other important documents with your adopted community redevelopment plan. This is a great tool that keeps a vast amount of relevant information at your fingertips. Also, get a sneak peek at the new state-wide GIS CRA boundaries map from the team that created it. See how it is being used to prove CRA benefits on a state-wide level, how it is relevant to other data such as the state-wide brownfield oculus information, and how you can help validate CRA performance and value.

CM 1.0

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community
Redevelopment Agency

Speakers: **Wes Benge**, Strategic Plan Specialist, City of Palmetto; **Zachary Schwartz**, GIS
Specialist, City of Palmetto; and **Nicole Tremblay**, Strategic Plan Specialist, City of Palmetto

THURSDAY, OCTOBER 25, 2018

How to Succeed with Public Art in Your Community

10:30 a.m. – 11:30 a.m.

Art can inspire emotions, and CRAs are inspired by (great) minds. The joining of the two can result in the “wow factor” for any area in any community. We will review and discuss case studies of cities that use murals and other art to revitalize an area and attract economic investment. Come see what

can be done with artists to create stunning art to rebuild an area. We will share the “how” of what happened, and we invite you to join in the conversation!

CM 1.0

Moderator and Speaker: **Barbara Anderson Hill**, Hill Fine Art Consulting, Inc. and Emeritus Board Member, Florida Association of Public Art Professionals

Presenters: **Sarah Vidal-Finn**, Director, City of Gainesville CRA, and the **Honorable Debra Ann Worley**, Councilmember, Town of Lake Placid

Retail Therapy: It’s Not Only the Numbers that Count!

10:30 a.m. – 11:30 a.m.

Learn how your City can position itself to offer the unique, authentic sense of place that retailers and developers look for today. Placemaking is all about building dynamic and engaging environments that can inspire and create a sense of place or community. As retailers become more reliant on experiences and a sense of place to engage customers, their locations are reflective of this new demand. Florida’s consumer economy has been expanding rapidly thanks to strong population growth and tourism. This trend is expected to continue and to drive development of new and creative retail space.

CM 1.0

Speakers: **Lynn D. Dehlinger**, Sr. Economic Development Manager, Associate Broker, RMA and P3 Florida Co-Chair, International Council of Shopping Centers; and **Paul Rutledge**, Senior Vice President, Retail Advisory Services, Jones, Lang Lasalle IP, Inc.

Lunch in the Exhibit Hall

11:30 a.m. – 1:30 p.m.

Don't miss the drawings, as some very cool prizes are furnished by our exhibitors! This will also be your last chance to connect with the business members of the FRA about what they can do for your redevelopment program.

THURSDAY, OCTOBER 25, 2018

Keynote Presentation

1:30 p.m. – 2:45 p.m.

Neda Navab, Associate Director, Urban Systems at Sidewalk Labs



As the Associate Director of Urban Systems at Sidewalk Labs, Neda is a member of a unique team. Sidewalk Labs reimagines cities to improve quality of life, by creating a new place to accelerate urban innovation and serve as a beacon for cities around the world. Prior to joining Sidewalk, she was the Head of Experience and Innovation at Enjoy, a startup reimagining the future of retail. In her role Neda managed the end-to-end customer journey, from the online experience to the in-person visit, as well as the strategy for building new service offerings and launching emerging verticals.

CM 1.0

Refreshment Break

2:45 p.m. – 3:00 p.m.

FRA Registration Area

Diversity in our Community

3:00 p.m. – 4:30 p.m.

The session seeks to build on the national dialogue regarding racism, discrimination and bias, by understanding how these issues affect local communities and CRA's from a redevelopment perspective. Primary topics of discussion will include Economic Development, Community Policing, Food Deserts/Access to Healthy Foods, Housing, Disaster Recovery, and Education/Community Benefits Plans. Attendees are encouraged to actively participate, come with an open mind, and be ready to go back to their respective communities with concrete solutions for how they can better serve and transform them.

CM 1.5

THURSDAY, OCTOBER 25, 2018

Moderator: **Gerald Snell**, Avon Park Southside Advisory Board Member

Group Leaders: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach; **Toni Shamplain**, FRA-RA, FRA President Elect, Downtown North CRA Manager, City of Panama City; **Gerald Snell**, Avon Park Southside Advisory Board Member; and **Ken Thomas**, FRA Board Member, Manager, Housing & Redevelopment, City of Leesburg

Expert Reveal: Redevelopment Housing

3:00 p.m. – 4:30 p.m.

The topic is housing in redevelopment areas, and not necessarily affordable, but all kinds of housing. Our five panelists from the public and private sector will each be asked to answer questions of our moderator, and the audience, relative to how CRAs most successfully can support housing redevelopment projects. Whether infill, workforce, market or luxury, we will pepper the panelists with our incisive questions while we have this rare opportunity to pick their brains!

Moderator: **Evan Johnson**, Tindale Oliver, Senior Project Manager Panelists: The **Honorable Steven B. Grant**, Mayor and CRA Board Chair, City of Boynton Beach; **Eric Haynes**, President, Schumer Development Corp; **Jaimie Ross**, Executive Director, Florida Housing Coalition; and **Rick Stauts**, Executive Director, Florida City CRA

CM 1.5

CRA Finance for Practitioners

3:00 p.m. – 4:30 p.m.

There is a separate language for CRA finance from other types of funds. Not only are the funds set aside for projects in the redevelopment plan, but CRAs must by law do things differently. How does a CRA deal with bond issues, financial controls, cost allocation, valuation of assets, lines of credit and loans, city property transfers, audits, and how can you as a practitioner, be ready for any of these issues if they arise? This session is designed to be full of answers to these and other questions.

CM 1.5

Moderator: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach

THURSDAY, OCTOBER 25, 2018

Speakers: ***Faith Phinn***, Financial Management Analyst, Hallandale Beach CRA; ***Shawn Mitchell***, Budget and Procurement Manager, City of Alpharetta, Georgia; ***Jeffrey Oris***, CEC, PARC Consultants; ***Nickens Remy***, Fiscal Operations Manager, City of Hallandale Beach; and ***Carol Westmoreland***, FRA Executive Director

Awards Dinner

6:30 p.m. – 9:00 p.m.

This year we are jazzing up the ceremony! Music, dancing, and celebrating with our great redevelopment community. Everyone is invited to “dress up” to make great memories and photos. We will be recognizing ALL the great projects submitted for the 2018 Redevelopment Awards this year, and our proud graduates of the FRA Academy. You may reserve tables by emailing spedrosa@frcities.com in advance.

FRIDAY - OCTOBER 26, 2018

Breakfast

7:30 a.m. – 9:00 a.m.

No worries, you don't have to appear at this hour, but beverages and a full hot breakfast will be waiting!

FRA Business Meeting

8:30 a.m.

Awards Showcase

9:00 a.m. – 10:15 a.m.

A fast paced and fun celebration of the details of our winners' successes, big and small.

CM 1.0

Keynote Presentation

10:30 am – 12:00 noon

Joseph Parilla, Brookings Metropolitan Policy Program

CM 1.0



Joseph conducts research on the trends and policies that shape economic performance in cities and regions in the United States and across the world. As the lead scholar on the program's Global Cities Initiative, he has conducted numerous studies of regional economic conditions, including metro-level trade, productivity, and competitiveness assessments. More recently, Joseph helped to lead Brookings' Inclusive Economic Development Lab, directing a unique analysis of how economic development incentives align with principles of inclusive growth.

For further information, visit www.redevelopment.net or contact Carol Westmoreland at cwestmoreland@flcities.com. #

CITY OF DANIA BEACH TRAVEL AUTHORIZATION

EMPLOYEE: Kisha Payen
DEPARTMENT: CRA
LOCATION: Fort Myers, FL
TRIP/TRAINING DATE: October 22 - 26, 2018
PURPOSE: Attend FRA Academy & 2018 FRA Conference

CHECK ONE

- ☒ Certification
☒ General Training
☐ License
☒ Other

Note any overnight or out of state travel events attended in the last 12 months:

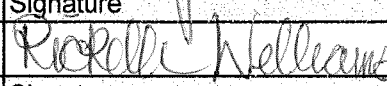
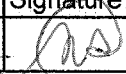
N/A

ACCOUNT NO: 106-52-01-552-40-10

COST SUMMARY		
Expense	Description	Estimate
Registration	Redevelopment Course - Redevelopment 101	\$ 495.00
Registration	FRA	\$ 395.00
Lodging (4 nights @ \$224)	Sanibel Harbour Marriott Hotel & Spa	\$ 896.00
Parking (4 nights @ \$12)	Sanibel Harbour Marriott Hotel & Spa	\$ 48.00
Rental Car	Enterprise	\$ 145.75
Per Diem	Kisha Payen	\$ 179.95
TOTAL EXPENSES		\$ 2,159.70

TOTAL ESTIMATED TRAVEL COST **\$ 2,159.70**

I hereby certify that travel as shown above is to be incurred in connection with official business of the City of Dania Beach.

Traveler (print)	Signature	Date
Kisha Payen		10/1/18
Department Head (print)	Signature	Date
Rickelle Williams		10/1/18
Finance Director (print)	Signature	Date
Nicki Satterfield		10/1/18

TO BE COMPLETED BY FINANCE

Preparer (print name)	Signature	Date
Tania Stevens		10/1/18

City of Dania Beach **Travel Per Diem Calculator**

Traveler Name: Kisha Payen

Description of Trip: Attend FRA Academy & 2018 FRA Conference

Daily Per Diem Rate for FY 19: \$ 61.00

Destination: Ft. Myers, FL

First Date of Travel 14-Oct-18

Last Date of Travel 18-Oct-18

	Travel				Travel		
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date	22-Oct-18	23-Oct-18	24-Oct-18	25-Oct-18	26-Oct-18		
Breakfast 15%		\$ 9.15	\$ 9.15	\$ 9.15			
Lunch 35%			\$ -	\$ -			
Dinner 50%		\$ 30.50	\$ 30.50	\$ -			
Total Daily total =	\$ 45.75	\$ 39.65	\$ 39.65	\$ 9.15	\$ 45.75		

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date							
Breakfast 15%							
Lunch 35%							
Dinner 50%							
Total Daily total =							

Pro-rating Per Diem for Travel Date of Departure/Return: \$ 45.75

Total Per Diem Due to Traveler **\$ 179.95**

Meal Exclusions		
Date	Meal Provided	Amount
24-Oct-18	Lunch	\$ 21.35
25-Oct-18	Lunch	\$ 21.35
25-Oct-18	Dinner	\$ 30.50


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Order Confirmation

Florida League of Cities

Order Number 67970
Order Date 9/11/2018
Bill To Kisha Payen
Payment Method Visa *****7241
Name on Card Kisha Payen
Ship To Kisha Payen
 100 W Dania Beach Blvd
 Dania Beach, FL 33004-3643

Item	Quantity	Price	Total
Redevelopment Academy Course - REDEVELOPMENT 101 - Kisha Payen When: 10/23/2018 8:30 AM - 10/23/2018 5:00 PM Where: Sanibel Harbour Marriott - CAMELLIA ROOM 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Administrator Designation - Member 10/23/2018 8:30 AM	1	495.00	495.00
Redevelopment Academy Course - REDEVELOPMENT 101 - Rickelle Williams When: 10/23/2018 8:30 AM - 10/23/2018 5:00 PM Where: Sanibel Harbour Marriott - CAMELLIA ROOM 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Administrator Designation - Member 10/23/2018 8:30 AM	1	495.00	495.00
Redevelopment Academy Course - REDEVELOPMENT 101 - DeAndrae Spradley When: 10/23/2018 8:30 AM - 10/23/2018 5:00 PM Where: Sanibel Harbour Marriott - CAMELLIA ROOM 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Administrator Designation - Member 10/23/2018 8:30 AM	1	495.00	495.00
Item Total			1,485.00
TRANSACTION GRAND TOTAL			1,485.00
Payment Amount			1,485.00

A confirmation is being sent to: kwhitedavis@daniabeachfl.gov

Send another copy to:

Outline REDEVELOPMENT 101

1. Glossary of Terms
2. History of Redevelopment in Florida
 - A. Redevelopment vs. Revitalization
 - B. Main Street
 - C. Downtown Development Authority
 - D. Community Redevelopment Agency
3. Main Street Designation
 - A. Mission of Main Street
 - B. Designation Process
 - C. Criteria for Designation
 - D. Funding for Main Street
 - E. Relationship to CR Agency, DDA, and local governments
4. Creating and Managing a Community Redevelopment Agency
 - A. Creation
 1. Chapter 163, Part III – Creating the Agency
 2. Findings and Declaration of Necessity
 3. Definitions
 4. Notice to taxing authorities
 5. Workable program
 6. Powers of taxing authorities
 7. Hiring staff and engaging consultants
 8. Creation of the CR Agency
 9. Coastal resort area redevelopment pilot project
 - B. Community Redevelopment Plans
 1. Contents of redevelopment plan
 2. Modifications to redevelopment plans
 3. Consistency with comprehensive plan
 4. Expenditures consistent with redevelopment plan
 5. Phasing the Plan
 6. Planning for borrowing
 - C. Governance
 1. Three forms – advantages and disadvantages:
 - a. Governing body as CR Agency Board
 - b. Governing body and two community members as CR Agency Board
 - c. Community members as CR Agency Board
 - d. Contrast differences in CR Agencies based on mission, budget issues, community, history, etc.
 2. Exercise of powers


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Order Confirmation

Florida League of Cities

Order Number 68061
Order Date 9/13/2018
Bill To Kisha Payen
Payment Method Visa *****6367
Name on Card Kathleen Weekes
Ship To Kisha Payen
 100 W Dania Beach Blvd
 Dania Beach, FL 33004-3643

Item	Quantity	Price	Total
FRA 2018 Annual Conference - Kisha Payen When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member 10/24/2018 7:00 AM	1	395.00	395.00
FRA 2018 Annual Conference - DeAndrae Spradley When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member 10/24/2018 7:00 AM	1	395.00	395.00
FRA 2018 Annual Conference - Rickelle Williams When: 10/24/2018 - 10/26/2018 Where: Sanibel Harbour Marriott Resort & Spa 17260 Harbour Pointe Drive Fort Myers, FL 33908 Registration Option: Full Registration - Member 10/24/2018 7:00 AM	1	395.00	395.00

Item	1,185.00
Total	
TRANSACTION	1,185.00
GRAND TOTAL	
Payment Amount	1,185.00

A confirmation is being sent to: kwhitedavis@daniabeachfl.gov

Send another copy to: Send



Sanibel Harbour Marriott Resort & Spa

Address: 17260 Harbour Pointe Drive, Punta Rassa, FL 33908, USA

Star rating: ★★★★★ 4-star hotel

Phone: +1 239 466 4000

GPS coordinates: N 026° 29.185, W 82° 0.641

CHECK-IN

22

OCTOBER
Monday

☀ from 16:00

CHECK-OUT

26

OCTOBER
Friday

☀ until 11:00

ROOMS

NIGHTS

3 / 4

PRICE

3 rooms

11 % Tax

US\$ 25 resort fee per night

US\$2,388

US\$262.68

US\$300

Price

(for 3 guests)

US\$2,950.68

The final price shown is the amount you will pay to the property.

Booking.com does not charge any reservation, administration or other fees.

Your card issuer may charge you a foreign transaction fee.

Payment information

Sanibel Harbour Marriott Resort & Spa handles all payments.

This property accepts the following forms of payment: American Express, Visa, Euro/Mastercard, Diners Club, Discover

Pre-authorisation

To check the validity of your credit card and guarantee your booking, the property may temporarily hold an amount prior to arrival. This standard procedure is purely a check and the amount will be returned back to you. [Read more about pre-authorisation.](#)

Additional information

Please note that additional supplements (e.g. extra bed) are not added in this total.

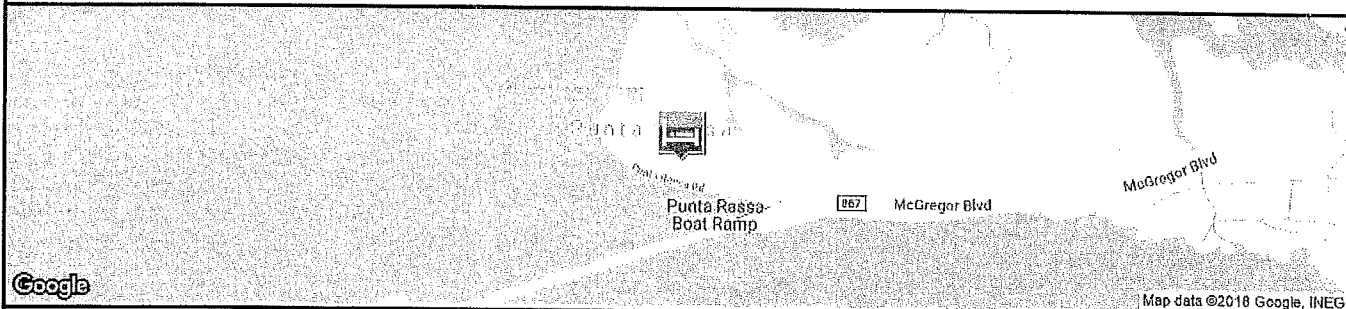
If you cancel, applicable taxes may still be charged by the property.

If you don't show up at this booking, and you don't cancel beforehand, the property is liable to charge you the full reservation amount.

Please remember to read the **fine print** as this may contain additional important information.

Want to know more about payment?

Read our [Frequently Asked Questions](#) about how and when to pay.



King or Queen Room with Resort Views

Guest name: Kisha Payen / for max. 1 person.

Room size: 300 ft²

Meal Plan:

Breakfast is available for US\$25 per person, per night. Contact the property for details.

Tea/Coffee Maker • Shower • Safety Deposit Box • TV • Telephone • Air conditioning • Hairdryer • Wake Up Service/Alarm Clock • Iron • Balcony • Bathrobe • Radio • Refrigerator • Desk • Ironing Facilities • Seating Area • Free toiletries • Fan • Toilet • Private bathroom • Heating • Satellite Channels • Cable Channels • Bath or Shower • Carpeted • Flat-screen TV • Tile/Marble floor • View • Wake-up service • Alarm clock • Wardrobe/Closet • Coffee machine • Towels • Linen • Upper floors accessible by lift • Entire unit wheelchair accessible • Toilet paper • Roll in shower • Trash cans • Children's cots/cribs • Shampoo • Conditioner • Body soap • Feather pillow • Accessible by lift • Smoke alarm • Key card access

Bed Size(s): 1 extra-large double bed (71-82 inches wide) Or 2 large double beds (60-70 inches wide)

US\$983.56

Room

11 % Tax is included.

US\$ 25 resort fee per night is included.

Prepayment: No prepayment is needed.

Cancellation cost:

until 14 October 2018 23:59 [EDT]: US\$0

from 15 October 2018 00:00 [EDT]: US\$189 -

Changing the dates of your stay is not possible.



Thank you for your reservation!

Your confirmation number is: 1174170965

Modify or cancel your reservation here

<https://protect-us.mimecast.com/s/p5YBCgJ6ozcN4VvH3Onqh>

Reservation Details

Pickup Date & Time

Mon, Oct 22 2018 8:00 AM

Return Date & Time

Fri, Oct 26 2018 6:00 PM

Pickup Location

Hollywood North
2090 N State Road 7
Hollywood, FL, United States 33021

Return Location

Hollywood North
2090 N State Road 7
Hollywood, FL, United States 33021

Vehicle Information

Economy



Mitsubishi Mirage or similar

- Air Conditioner
- Automatic

Protection Products

- Collision damage waiver full
- Roadside assistance protection

Driver's Name

Kisha Payen

Email

kpayen@daniabeachfl.gov

Phone #

+1 954-924-6801

Payment**Billing number**

*****390

Rate Details

Base Rate	127.50 USD
Collision Damage Waiver Full	(included)
Roadside Assistance Protection	(included)
Tire Fee	(included)
Vlf Rec	(included)
Sc Rec	10.00 USD
Sales Tax	8.25 USD
Total Price	145.75 USD

Your discount has been applied.

This vehicle comes with unlimited mileage.

Hours of Operation

Sunday	9:00 AM–3:00 PM
Monday	7:30 AM–6:00 PM
Tuesday	7:30 AM–6:00 PM
Wednesday	7:30 AM–6:00 PM
Thursday	7:30 AM–6:00 PM
Friday	7:30 AM–6:00 PM



About the Academy

The Academy is a unique educational program, designed to promote a prerequisite level of knowledge and professionalism in the field of community redevelopment. The courses are open to anyone interested in learning more about redevelopment practice in Florida. *ANYONE who wants to take the course and provides the registration information and payment may register and take the courses.* We offer online registration and payment for the courses. For more information, contact Jan Piland at jpiland@flicities.com or [850-701-3622](tel:850-701-3622).

[View the Academy webinar for more information.](#)



Courses



2018 Course Schedule



Guidelines for Applicants



More About the Academy

The Academy is a unique educational program, designed to promote a prerequisite level of knowledge and professionalism in the field of community redevelopment. The courses are open to anyone interested in learning more about redevelopment practice in Florida. ANYONE who wants to take the course and provides the registration information and payment may register and take the courses. We offer online registration and payment for the courses. For more information, contact Jan Piland at jpiland@flcities.com or [850-701-3622](tel:850-701-3622).

If you do not want to take all the courses, you do not have to. And, you can take a course and not take the test (audit). To take the test you must take it during the same course. If you are interested in taking all the required courses to achieve a “designation” – there are two designations – “administrator” or “professional” for which you may apply. However, only FRA members in good standing are eligible for a designation. Five courses are required for graduation/designation. There are three core* courses: Redevelopment 101*; Budgeting, Funding and Reporting*, Operations and Capacity Building*. There are five elective courses: Creating and Using Redevelopment Incentives, Capital Project Management, Housing as a Redevelopment Tool, Capital Project Management and Planning Strategically for Redevelopment.

If you are a **NEW CANDIDATE** for a designation (FRA-RA (Redevelopment Administrator) or FRA-RP (Redevelopment Professional)), please complete and send in all the requirement documents for your application first. If you would like to register and pay for a course (pending your acceptance as a candidate), you may submit the application and registration fee (\$495) all at once. **Please be sure to read all the information in the application to ascertain the appropriate fee to submit, sign the code form and submit the required documentation (see guidelines).**

AFTER APPLICATION, you will be notified about acceptance into the academy by email. If you have **already been accepted** into the Academy, and you want to register for a course, please use the online link to register and chose your payment option. Please note that there are 3 different fees (\$495 for Administrator designation (must be pre-qualified), \$495 for Professional designation or if you’re a member in good standing just taking the course and

\$595 for non-members. *Check the academy calendar for the locations and dates of the courses. Registration is available online only.*

AFTER REGISTERING for a course, you will be sent an email paid confirmation and later, another email with the link to the study materials (at least two weeks prior to the course) as well as directions and program times. Be sure to check your junk and spam emails, or to place us on your “email white list” in order to successfully receive this email. Computers may or may not be allowed for use during the course, depending on the instructor. Refreshments, lunch, snacks and parking are included in the price of each course. Each course is from 9:00 a.m. to 5:00 p.m., and a written test is usually given at 4:00 p.m. If you are auditing the course, you do not have to take the test. Pass/fail scores are emailed directly to the email provided on the registration forms. Taking the test only (“testing out”) is an option, but all tests must be proctored during a test for that particular course, or another course. We apply for AICP credits for all the academy courses.

The **GRADUATION** ceremony is held at the FRA Annual Conference, and each graduate receives an official certificate designating him or her. After that, the graduate can start using the credentials of FRA-RA or FRA-RP after their name.

Instructors

[View instructor profiles here](#)



MIAMI CRA



**REDEVELOPMENT
WORKS**

**Annual
Conference**

October 24-26, 2018

Sanibel Harbour Marriott ■ 17260 Harbour Pointe Drive ■ Fort Myers, FL 33908

www.redevelopment.net/2018-annual-conference



GAINESVILLE CRA



**FLORIDA
REDEVELOPMENT
ASSOCIATION**

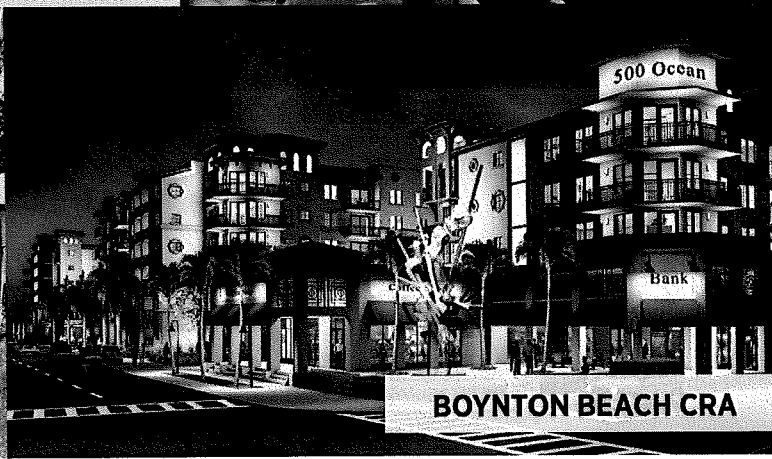
**BURKHARDT
CONSTRUCTION, INC.**



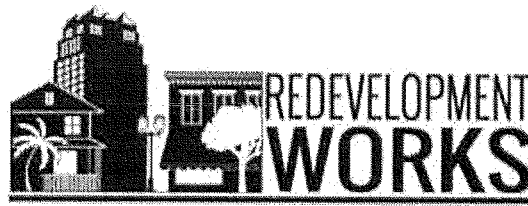
ORLANDO CRA



DELRAY BEACH CRA



BOYNTON BEACH CRA



2018 ANNUAL CONFERENCE

Program as of September 17

FRA has secured CEU's for AICP as noted and for IEDC and the Florida Bar

WEDNESDAY, OCTOBER 24, 2018

Mobile Tour of Fort Myers CRA (separate registration fee)

8:00 a.m. – 11:15 a.m.

Take a walk back in time through the beautiful, historic Fort Myers River District. As you wander streets lined with the same bricks that Thomas Edison and Henry Ford strolled during their visits to Fort Myers, you will learn the fascinating history of this turn-of-the-century boom town. Immerse yourself in the ambitions and rivalries of the sometimes unruly, often stubborn, but always visionary early builders of Fort Myers. Once you've learned the history, you will zoom forward into the 21st Century with an exclusive insider's tour of several redevelopment projects. Led by the Fort Myers CRA's staff, you will view established successes and new ventures in the making. The Fort Myers River District Tour will engage your senses, your thoughts and your emotions as you experience "The City of Palms".

CM 3.0

Tour Guides: *Natalie S. Dunham*, Marketing & Promotions Manager, Fort Myers CRA and *Don Paight*, Founding Fort Myers CRA Executive Director & Associate, CRE Consultants

Community Redevelopment Agency (CRA) Boot Camp (separate registration fee)

8:00 a.m. – 11:15 a.m.

Bring the combat boots - we will cover what you need to know about your Florida CRA before you take another step soldier! We will share facts, dispel fantasy, and make sense of CRAs for you. Bring your questions and you will take home reliable information to help you carry out your role in the CRA process. Geared towards policy setters, administrators and volunteers, this will be about the top answers to the top questions about running a CRA in Florida. Space is limited.

CM 3.0

Speaker and Facilitator: *Carol Westmoreland*, Executive Director, Florida Redevelopment Association

WEDNESDAY, OCTOBER 24, 2018

Welcome Luncheon in the Exhibit Hall

11:15 a.m. – 12:45 p.m.

Welcome Plenary Session and Keynote Presentation

12:45 p.m. – 2:00 p.m.

Keynote Speaker: **Gypsy C. Gallardo, M.P.P.,**

CEO, Urban Market Analytics, A division of The Power Broker Media Group



Gypsy Gallardo is CEO of Urban Market Analytics, a Florida-based firm that specializes in designing, funding, and evaluating place-based solutions. Focus is on those that “move the needle” of economic progress for low-income people and communities, including redevelopment strategies, community economy growth plans, workforce development, and initiatives to accelerate poverty reduction.

CM 1.0

Refreshment Break

2:00 p.m. – 2:15 p.m.

Exhibit Hall

WEDNESDAY, OCTOBER 24, 2018

**The Federal Community Reinvestment Act (CRA) for Florida's
Community Redevelopment Agencies (CRAs)**

2:15 p.m. – 3:15 p.m.

Learn about the Community Reinvestment Act (CRA) and how city and county Community Redevelopment Agencies (CRAs) can partner with banks to meet community development needs. Examples of economic development, small business support, affordable housing as well as revitalization and stabilization will be discussed. The session will include a presentation and exercise in identifying bank Community Reinvestment Act opportunities. You will leave with a general knowledge of the Act and understanding about how redevelopment areas can use their plan goals and objectives to partner on your projects.

CM 1.0

Speakers: *April A. Atkins*, AICP, Community Affairs Specialist, Federal Deposit Insurance Corporation; and *Lisa Anne Mifflin*, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Taking it to the (Complete) Streets

2:15 p.m. – 3:15 p.m.

The session will describe how a four-lane undivided roadway was successfully transformed into a “complete street”. This case study will overview the public process, as well as the government side. Our partners will share the pitfalls and opportunities for creative coordination in capital project planning. We will also discuss how to work with the Florida Department of Transportation for complete streets, what the program is, and examples of how it works at the local level.

CM 1.0

Moderator: *Melanie Weaver Carr*, Senior Transportation Policy Analyst, Office of Policy Planning, Florida Department of Transportation

Speakers: *DeWayne Carver*, AICP, State Complete Streets Program Manager, Florida Department of Transportation; *Blake Drury*, Director, Planning and Urban Design, Community Solutions Group; and *Kyle Dudgeon*, FRA-RA, Assistant Director, Planning/CRA, City of Winter Park

WEDNESDAY, OCTOBER 24, 2018

Getting Your Redevelopment Project Funded in the Underserved Community

2:15 p.m. – 3:15 p.m.

The goal of this forum is to provide examples of why it's important to be engaged in the local government budgeting process. How to plug into the process, as a stakeholder, and how to get your projects funded, will be discussed. Local decisions are made based on funding, but a lot of times it's also based on public participation. So, we need to make sure the residents are focused on the funding, and not rely on just having a seat at the table. Our "Diversity Session" will continue the discussion where you can also actively engage.

CM 1.0

Moderator: **Ken Thomas**, Manager, Housing & Redevelopment, City of Leesburg

Speakers: The **Honorable John H. Christian**, Commissioner, City of Leesburg; and **Tony Otte**, CEcD, CRA/Economic Development Director, City of New Smyrna Beach

Refreshment Break

3:15 p.m. – 3:30 p.m.

Exhibit Hall

Making the Right Decisions through Land Use Economics

3:30 p.m. – 4:30 p.m.

We will focus on the nuts and bolts of an effective tool for making smart redevelopment decisions - using land value and economic analysis/projections. We will also discuss a case study in Gainesville, Florida, where an analysis put the theories to work. The practical and on-the-ground application of the study revealed benefits and challenges that come with a greater understanding of economic factors. Want to know what things are important to measure, and how it is customizable to your community? This information can get officials, citizens and volunteers excited about your efforts. **CM 1.0**

Speakers: **Joe Minnicozzi**, Urban3, LLC and **Sarah Vidal-Finn**, Director, Gainesville Community Redevelopment Agency

WEDNESDAY, OCTOBER 24, 2018

No Brainer Social Media for Your CRA Community

3:30 p.m. – 4:30 p.m.

Learn how to engage small businesses and residents within your redevelopment area through social media. We will be using one example in Boynton Beach, in partnership with their local workforce office, and another statewide example of what was done for the FRA legislative advocacy statewide campaign. We will share valuable strategies for marketing and analytics necessary to reach new “customers” whether they are buying a product, volunteering or supporting CRA projects. These include creative partnerships, measurable results, video testimonials, and customized training modules. Come share your experiences and successes that worked for your community!

CM 1.0

Moderator and Speaker: **Jessie Johnson**, Vice President & Account Supervisor, RB Oppenheim Associates

Speakers: **Michael Corbit**, Director of Business Development, CareerSource Palm Beach County; **Renee Roberts**, Social Media and Communications Specialist, Boynton Beach CRA; and **Theresa Utterback**, Development Services Manager, Boynton Beach CRA

Do's and Don'ts of Marketing & Special Events (Activating Spaces)

3:30 p.m. – 4:30 p.m.

Many CRA's sponsor or produce events, programs and campaigns to activate public spaces and reinvent blighted commercial districts. This session will highlight creative strategies to ensure statutory compliance while producing engaging community events or campaigns designed to further your CRA goals. We will talk about tweaking your program to tighten up the criteria or other aspects to focus on economic development. Attendees will gain valuable insight to ensure that their existing or future event programs and marketing campaign strategies contain the specific elements necessary to meet or exceed statutory guidelines.

CM 1.0

Moderator: **Robert Ironsmith**, AICP, Director of Economic Development and Housing, City of Dunedin

Speakers: **Sharon West McCormick**, Director of Business Attraction & Marketing, RMA and **Claudia McKenna**, Esq., CRA Attorney, Community Redevelopment Legal Services; and **Brenda Thrower**, FRA-RA, Economic Development Specialist, City of Tampa, Ybor City Development Corporation

WEDNESDAY, OCTOBER 24, 2018

Refreshment Break

4:30 p.m. – 4:45 p.m.

Exhibit Hall

Plenary: 2019 CRA Legislative Outlook

4:45 p.m. – 5:45 p.m.

Our FRA lobbyists will share what they see in store for the 2019 legislative session. This is a not to be missed meeting about where CRAs are relative to the next session, and how you can stay in the know, and assist in the effort.

CM Legal 1.0

Reception in the Exhibit Hall

6:00 p.m. – 7:30 p.m.

Meet or reconnect with the private sector members of the FRA, and key supporters of Florida redevelopment! They will provide visuals of the neat things they are doing in various areas around the state – you provide business cards to be eligible for drawings with great giveaways. This is a fun, informal event with light food and beverages included with the conference registration.

THURSDAY, OCTOBER 25, 2018

Key Elements of Successful Neighborhood Transformation

8:00 a.m. – 9:00 a.m.

We will present examples of how redevelopment transforms neighborhoods, not just commercial areas. The presentation will include how a holistic approach that addresses the environmental, built and social aspects of communities can work. In these examples, areas came alive through great design, community support and walkable, flexible spaces. We will address the “what”, but also the “how” that resulted in significantly revitalizing these neighborhoods.

CM 1.0

Moderator and Speaker: **Jon Ward**, Executive Director, West Palm Beach
Community Redevelopment Agency (CRA)

Speakers: **Felix C. Deloatch**, Director of Florida Operations, Torti Gallas; **Tom Gallas**, Chief Executive Officer and National Capital Planning Commissioner, CPA, LEED AP BD+C, Torti Gallas

Partnering for Success with Citizen Surveys

8:00 a.m. – 9:00 a.m.

Getting input from citizens on current and future projects can be a powerful tool, however, gathering information can be a difficult undertaking for staff. Learn how the City of Zephyrhills partnered with the University of South Florida to create a dynamic citizen survey, using GIS technology designed and carried out by students.

CM 1.0

Moderator: **Gail K. Hamilton**, CRA Director, City of Zephyrhills and FRA President Elect

Speakers: **Jensen Hackett** and **Kevie DeFranc**, USF Interns; and **Steve Spina**, City Manager, City of Zephyrhills

THURSDAY, OCTOBER 25, 2018

Meeting Your CRA's Plan Through Bank Partnerships

8:00 a.m. – 9:00 a.m.

Financial Institutions provide lending, services and investments for local infrastructure, affordable housing and economic development. How can a CRA plug into these programs? We will discuss how to effectively choose and partner with a financial institution. Participants will engage with panelists on specific opportunities in their CRAs and learn about redevelopment best practices from our panelists. This session is a follow-up to “Understanding Bank CRA for Florida’s CRAs”. Instead of lectures in this session, we will host a facilitated audience participation format. **CM 1.0**

Moderator: **April A. Atkins**, AICP, Community Affairs Specialist, FDIC

Presenters: **Ana Castilla**, Vice President, Community Development Manager, TD Bank; and **Aileen Pruitt**, Florida Market Manager, Community Development, PNC Bank; and **Thais R. Sullivan**, VP, Regional CRA/Community Lending Officer, Valley National Bank

Refreshment Break

9:00 a.m. – 9:15 a.m.

Exhibit Hall

Community Development Financial Institutions as Partners in Redevelopment

9:15 a.m. – 9:45 a.m.

What is a CDFI? There are many in Florida, and one near you might be an entity that can help fund your CRA projects. How can the public sector reach out effectively to a CDFI to form a CRA partnership? What are the best practices to prepare and be ready to avail your CRA of the opportunity? We will ask several folks who work with CDFIs and CRAs to bridge the understanding gap, answer questions and provide references.

CM .5

Moderator: **Lisa Anne Mifflin**, NBE, CRCM, Southern District Community Affairs Officer, Office of the Comptroller of the Currency

Panelists: **James Walker**, Loan Officer, Florida Community Loan Fund

THURSDAY, OCTOBER 25, 2018

PACE Financing: An Innovative Economic Development Tool

9:45 a.m. – 10:15 a.m.

By promoting the PACE program to developers, CRAs and municipalities can help create jobs and spur economic development, while also reducing the burden on public utilities and encouraging energy efficient design and construction.

CM .5

Speaker: *Joseph R. Bonora*, Managing Partner, Catalyst Management, Inc.

Revitalizing Communities through Strategy and Infrastructure Initiatives

9:15 a.m. – 10:15 a.m.

This session will share case studies, one large and one small, on how redevelopment efforts resulted in more vibrant and livable communities. How they did it, through partnerships, incentives, and initiatives, is the focus of each case study. Attendees will learn about practical and readily available tools from experts in engineering, planning, and economic development. **CM 1.0**

Moderators: *Cyndi Jantomaso*, President, Haines City Economic Development Council, Inc. and *Adriana Trujillo-Villa*, AICP, CPM, Public Works Operations Manager, City of Haines City

Speakers: *Jane Waters Thomas*, CRA Project Manager, City of Haines City; *Tom Polk*, Impact Fee Administrator, Sarasota County; and *Kelley Klepper*, Project Manager, Kimley Horn

Good Properties Gone Bad – Redeveloping Environmentally Challenged Sites

9:15 a.m. – 10:15 a.m.

This interactive discussion will consider the challenges of redeveloping brownfield sites – and the variety of remedies. How do you create a vibrant catalyst site for your community? How clean is clean? We will leave with an understanding of redevelopment options for sites with environmental issues, and potential funding resources for the cleanup and revitalization of an existing site.

CM 1.0

THURSDAY, OCTOBER 25, 2018

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community Redevelopment Agency

Speakers: **Miles Ballogg**, Brownfields Practice Leader, Cardno; **Carrie L. Kruchell**, P.G., Environmental Manager, Florida Department of Environmental Protection; **Frank L. Hearne**, Esquire, Mechanik Nuccio Hearne & Wester, P.A.; **Larry Lallo**, CRA Manager, Brevard County; **Mark Mulligan** P.G., Environmental Manager, Terracon

Refreshment Break

10:15 a.m. – 10:30 a.m.

Exhibit Hall

Analyzing Internal Data with OneNote and GIS

10:30 a.m. – 11:30 a.m.

Learn how to create a cross-sectional analysis tool to align your city/county comprehensive plan, development policies, and other important documents with your adopted community redevelopment plan. This is a great tool that keeps a vast amount of relevant information at your fingertips. Also, get a sneak peek at the new state-wide GIS CRA boundaries map from the team that created it. See how it is being used to prove CRA benefits on a state-wide level, how it is relevant to other data such as the state-wide brownfield oculus information, and how you can help validate CRA performance and value.

CM 1.0

Moderator: **Jeffrey Burton** M.P.A. FRA-RA, Director, Palmetto Community Redevelopment Agency

Speakers: **Wes Benge**, Strategic Plan Specialist, City of Palmetto; **Zachary Schwartz**, GIS Specialist, City of Palmetto; and **Nicole Tremblay**, Strategic Plan Specialist, City of Palmetto

THURSDAY, OCTOBER 25, 2018

How to Succeed with Public Art in Your Community

10:30 a.m. – 11:30 a.m.

Art can inspire emotions, and CRAs are inspired by (great) minds. The joining of the two can result in the “wow factor” for any area in any community. We will review and discuss case studies of cities that use murals and other art to revitalize an area and attract economic investment. Come see what

can be done with artists to create stunning art to rebuild an area. We will share the “how” of what happened, and we invite you to join in the conversation!

CM 1.0

Moderator and Speaker: **Barbara Anderson Hill**, Hill Fine Art Consulting, Inc. and Emeritus Board Member, Florida Association of Public Art Professionals

Presenters: **Sarah Vidal-Finn**, Director, City of Gainesville CRA, and the **Honorable Debra Ann Worley**, Councilmember, Town of Lake Placid

Retail Therapy: It's Not Only the Numbers that Count!

10:30 a.m. – 11:30 a.m.

Learn how your City can position itself to offer the unique, authentic sense of place that retailers and developers look for today. Placemaking is all about building dynamic and engaging environments that can inspire and create a sense of place or community. As retailers become more reliant on experiences and a sense of place to engage customers, their locations are reflective of this new demand. Florida's consumer economy has been expanding rapidly thanks to strong population growth and tourism. This trend is expected to continue and to drive development of new and creative retail space.

CM 1.0

Speakers: **Lynn D. Dehlinger**, Sr. Economic Development Manager, Associate Broker, RMA and P3 Florida Co-Chair, International Council of Shopping Centers; and **Paul Rutledge**, Senior Vice President, Retail Advisory Services, Jones, Lang Lasalle IP, Inc.

Lunch in the Exhibit Hall

11:30 a.m. – 1:30 p.m.

Don't miss the drawings, as some very cool prizes are furnished by our exhibitors! This will also be your last chance to connect with the business members of the FRA about what they can do for your redevelopment program.

THURSDAY, OCTOBER 25, 2018

Keynote Presentation

1:30 p.m. – 2:45 p.m.

Neda Navab, Associate Director, Urban Systems at Sidewalk Labs



As the Associate Director of Urban Systems at Sidewalk Labs, Neda is a member of a unique team. Sidewalk Labs reimagines cities to improve quality of life, by creating a new place to accelerate urban innovation and serve as a beacon for cities around the world. Prior to joining Sidewalk, she was the Head of Experience and Innovation at Enjoy, a startup reimagining the future of retail. In her role Neda managed the end-to-end customer journey, from the online experience to the in-person visit, as well as the strategy for building new service offerings and launching emerging verticals.

CM 1.0

Refreshment Break

2:45 p.m. – 3:00 p.m.

FRA Registration Area

Diversity in our Community

3:00 p.m. – 4:30 p.m.

The session seeks to build on the national dialogue regarding racism, discrimination and bias, by understanding how these issues affect local communities and CRA's from a redevelopment perspective. Primary topics of discussion will include Economic Development, Community Policing, Food Deserts/Access to Healthy Foods, Housing, Disaster Recovery, and Education/Community Benefits Plans. Attendees are encouraged to actively participate, come with an open mind, and be ready to go back to their respective communities with concrete solutions for how they can better serve and transform them.

CM 1.5

THURSDAY, OCTOBER 25, 2018

Moderator: **Gerald Snell**, Avon Park Southside Advisory Board Member

Group Leaders: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach; **Toni Shamplain**, FRA-RA, FRA President Elect, Downtown North CRA Manager, City of Panama City; **Gerald Snell**, Avon Park Southside Advisory Board Member; and **Ken Thomas**, FRA Board Member, Manager, Housing & Redevelopment, City of Leesburg

Expert Reveal: Redevelopment Housing

3:00 p.m. – 4:30 p.m.

The topic is housing in redevelopment areas, and not necessarily affordable, but all kinds of housing. Our five panelists from the public and private sector will each be asked to answer questions of our moderator, and the audience, relative to how CRAs most successfully can support housing redevelopment projects. Whether infill, workforce, market or luxury, we will pepper the panelists with our incisive questions while we have this rare opportunity to pick their brains!

Moderator: **Evan Johnson**, Tindale Oliver, Senior Project Manager Panelists: The **Honorable Steven B. Grant**, Mayor and CRA Board Chair, City of Boynton Beach; **Eric Haynes**, President, Schumer Development Corp; **Jaimie Ross**, Executive Director, Florida Housing Coalition; and **Rick Stauts**, Executive Director, Florida City CRA

CM 1.5

CRA Finance for Practitioners

3:00 p.m. – 4:30 p.m.

There is a separate language for CRA finance from other types of funds. Not only are the funds set aside for projects in the redevelopment plan, but CRAs must by law do things differently. How does a CRA deal with bond issues, financial controls, cost allocation, valuation of assets, lines of credit and loans, city property transfers, audits, and how can you as a practitioner, be ready for any of these issues if they arise? This session is designed to be full of answers to these and other questions.

CM 1.5

Moderator: **Jeremy Earle**, Ph.D., AICP, FRA-RA, Assistant City Manager, City of Hallandale Beach

THURSDAY, OCTOBER 25, 2018

Speakers: ***Faith Phinn***, Financial Management Analyst, Hallandale Beach CRA; ***Shawn Mitchell***, Budget and Procurement Manager, City of Alpharetta, Georgia; ***Jeffrey Oris***, CECd, PARC Consultants; ***Nickens Remy***, Fiscal Operations Manager, City of Hallandale Beach; and ***Carol Westmoreland***, FRA Executive Director

Awards Dinner

6:30 p.m. – 9:00 p.m.

This year we are jazzing up the ceremony! Music, dancing, and celebrating with our great redevelopment community. Everyone is invited to “dress up” to make great memories and photos. We will be recognizing ALL the great projects submitted for the 2018 Redevelopment Awards this year, and our proud graduates of the FRA Academy. You may reserve tables by emailing spedrosa@flcities.com in advance.

FRIDAY - OCTOBER 26, 2018

Breakfast

7:30 a.m. – 9:00 a.m.

No worries, you don't have to appear at this hour, but beverages and a full hot breakfast will be waiting!

FRA Business Meeting

8:30 a.m.

Awards Showcase

9:00 a.m. – 10:15 a.m.

A fast paced and fun celebration of the details of our winners' successes, big and small.

CM 1.0

Keynote Presentation

10:30 am – 12:00 noon

Joseph Parilla, Brookings Metropolitan Policy Program

CM 1.0



Joseph conducts research on the trends and policies that shape economic performance in cities and regions in the United States and across the world. As the lead scholar on the program's Global Cities Initiative, he has conducted numerous studies of regional economic conditions, including metro-level trade, productivity, and competitiveness assessments. More recently, Joseph helped to lead Brookings' Inclusive Economic Development Lab, directing a unique analysis of how economic development incentives align with principles of inclusive growth.

For further information, visit www.redevelopment.net or contact Carol Westmoreland at cwestmoreland@flcities.com. #

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING EXECUTION OF A THREE YEAR AGREEMENT WITHOUT COMPETITIVE BIDDING WITH RTMG, LLC, TO PROVIDE DIGITAL MARKETING SERVICES TO PROMOTE THE DANIA BEACH CRA DISTRICT

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - Real Time Marketing Group (RTMG) Agreement , R-2018-CRA- Real Time Marketing Group, LLC Digital Marketing Services

To: Chair, Vice Chair and Board of Commissioners
From: Rickelle Williams, Executive Director
Date: October 9, 2018
Re: Real Time Marketing Group, LLC. Contract Renewal

Background

On November 4, 2014, the City of Dania Beach Community Redevelopment Agency (CRA) executed an agreement with Real Time Marketing Group (“RTMG”), LLC to provide specialized professional services for social media development, engagement, and online Search Engine Optimization (SEO) to the CRA. These services include strategy, content creation, graphic design, interaction and measurement of Facebook and Instagram platforms. In addition, RTMG provides website management for www.daniabeachcra.org, www.thepatchgarden.com and www.daniabeachartsandseafoodcelebration.com/.

The CRA Board has annually renewed the agreement with RTMG with the most recent renewal on October 1, 2017 for the 2017-2018 Fiscal Year. The CRA desires to enter into a three year agreement with RTMG with an option to renew for two (2) additional one (1) year periods with CRA Board approval. This agreement would allow for an annual increase of up to 2% per year through September 30, 2021.

Fiscal Impact

The renewal of the RTMG annual agreement will have a \$31,800 fiscal impact to the CRA’s budget for Fiscal Year 2019. Costs for these services were previously anticipated in the Fiscal Year 2019 Budget.

Recommendation

Motion to approve Resolution to renew the annual agreement with RTMG.

RESOLUTION NO. 2018-CRA-018

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING EXECUTION OF A THREE YEAR AGREEMENT WITHOUT COMPETITIVE BIDDING WITH RTMG, LLC, TO PROVIDE DIGITAL MARKETING SERVICES TO PROMOTE THE DANIA BEACH CRA DISTRICT; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on November 4, 2014, the City of Dania Beach Community Redevelopment Agency (CRA) executed an agreement with RTMG, LLC to provide specialized professional services for social media development, engagement, and online Search Engine Optimization (SEO) to the CRA; and

WHEREAS, the CRA Board has annually renewed the agreement with RTMG with the most recent renewal on October 1, 2017 for the Fiscal Year 2017-2018; and

WHEREAS, the CRA desires to enter into a three year agreement with RTMG with an option to renew for two (2) additional one (1) year periods with CRA Board approval; and

WHEREAS, the CRA deems it in its best interest to retain RTMG as the Digital Marketing Consultant to the CRA; and

WHEREAS, CRA staff recommends approval of this Resolution to renew the annual agreement with RTMG to provide specialized professional services for social media development, engagement, and online Search Engine Optimization (SEO) to the CRA;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing “Whereas” clauses are ratified and confirmed to be true and correct and they are made a part of and are incorporated into this Resolution by reference.

Section 2. That the CRA authorizes an agreement to be executed with RTMG, LLC and a copy of the applicable Scope of Services is attached as Exhibit “A”, and is made part of and incorporated into this Resolution by this reference; provided, however that no agreement will be effective unless and until it has been executed by all parties.

Section 3. That the CRA authorizes professional services by RTMG, LLC exceeding the annual Twenty Five Thousand Dollars (\$25,000.00) per vendor threshold each year the contract is in place.

Section 4. That the Executive Director and CRA Attorney are authorized to make minor revisions to the Agreement relating to digital marketing services as are deemed necessary and proper for the best interests of the CRA.

Section 5. That all purchases shall be subject to and made within the respective annual budget appropriations and in accordance with the City of Dania Beach Purchasing Policy for each fiscal year.

Section 6. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 7. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED and ADOPTED on October 9, 2018.

ATTEST:

THOMAS SCHNEIDER, CMC
BOARD SECRETARY

TAMARA JAMES
BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CRA ATTORNEY

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
AND
RTMG, LLC.**

THIS AGREEMENT is made as of **October _____, 2018** by and between the **DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (the “CRA”)**, a public body corporate and politic created pursuant to Part III of Chapter 163 Florida Statutes, having an address at 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, **RTMG, LLC (the “Consultant”)** having an address at 2385 Executive Center Dr. Suite 250, Boca Raton, FL 33431.

WHEREAS, the Consultant and CRA, through mutual negotiation, have agreed upon a scope of services, schedule, and fee for an **Online Marketing Strategy to promote Dania Beach CRA District** (the “Project”); and

WHEREAS, the CRA desires to engage the Consultant to perform the services specified below;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Agreement and for the , the Consultant and the CRA agree as follows.

1. **Scope of Services/Deliverables.**

The Consultant shall furnish professional services to the CRA as set forth in the Scope of Services for the Project as specified in Exhibit “A” attached to this Agreement.

2. **Term/Commencement Date.**

2.1 This Agreement shall be for a period of three years and become effective upon execution by both parties and shall remain in effect through September 30, 2021, with an option of the CRA to renew for two (2) additional one (1) year periods unless earlier terminated in accordance with Paragraph 8. The CRA Executive Director may extend the term of this Agreement up to an additional 180 days by written notice to the Consultant, with CRA advance approval.

2.2 Consultant agrees that time is of the essence and Consultant shall complete each deliverable for the Project within the timeframes set forth in the Project and Payment Schedule, unless extended in writing by the CRA Executive Director.

3. **Compensation and Payment.**

3.1 The Consultant shall be compensated as follows:

- a) Thirty One Thousand Eight Hundred Dollars (\$31,800.00) to be paid monthly at the rate of Two Thousand Six Hundred Fifty Dollars (\$2,650.00) for Fiscal Year 2018-2019
- b) Two Thousand Seven Hundred Three Dollars (\$2,703.00) per month, not to exceed Thirty Two Thousand Four Hundred Thirty Six Dollars (\$32,436.00) for Fiscal Year 2019-2020.
- c) Two Thousand Seven Hundred Fifty Seven Thousand Dollars and Six Cents (\$2,757.06) per month, not to exceed Thirty Three Thousand Eighty Four Dollars and Seventy Two Cents (\$33,084.72) for Fiscal Year 2020-2021.

3.2 The Consultant shall invoice the CRA upon the completion of each task or deliverable in accordance with the Project Schedule or on a monthly basis if the Project Schedule does not otherwise specify. The monthly invoice shall include a breakdown of each task for which work was performed during the billing cycle and state the number of hours spent that are associated with each such task.

3.3 The CRA shall pay Consultant in accordance with the Florida Prompt Payment Act.

3.4 If a dispute should occur regarding an invoice submitted, the CRA Executive Director may withhold payment of the disputed amount and may pay Consultant the undisputed portion of the invoice. Upon written request of the CRA Executive Director, the Consultant shall provide written documentation to justify the invoice. Any compensation disputes shall be decided by the CRA Executive Director whose decision shall be final.

4. **Subconsultants.**

4.1 The Consultant shall be responsible for all payments to any subconsultants and shall maintain responsibility for all work related to the Project.

4.2 Any subconsultants used on the Project must have the prior written approval of the CRA Executive Director.

5. **CRA's Responsibilities**

5.1 Furnish to Consultant, at the Consultant's written request, all available maps, plans, existing studies, reports and other data pertinent to the services to be provided by Consultant, in possession of the CRA.

5.2 Arrange for access to and make all provisions for Consultant to enter upon real property as required for Consultant to perform services as may be requested in writing by the Consultant.

6. **Consultant's Responsibilities**

The Consultant shall exercise the same degree of care, skill and diligence in the performance of the Project as is ordinarily provided by a consultant under similar circumstances. If at any time during the term of this Agreement or within one year from the completion of the Project, it is determined that the Consultant's deliverables are incorrect, defective or fail to conform to the Scope of Services of the Project, upon written notification from the CRA Executive Director, the Consultant shall at Consultants' sole expense, immediately correct the work.

7. **Conflict of Interest.**

To avoid any conflict of interest or any appearance of a conflict, Consultant shall not, for the term of this Agreement, provide any consulting services to any private sector entities (developers, corporations, real estate investors, etc.), with regard to any issues adversarial to the CRA. For the purposes of this section "adversarial" shall mean any development application where staff is recommending denial or denied the application or any administrative appeal or court action in which the CRA is a party.

8. **Termination.**

- 8.1 The CRA Executive Director without cause may terminate this Agreement upon ten (10) days written notice to the Consultant, or immediately with cause.
- 8.2 Upon receipt of the CRA's written notice of termination, Consultant shall stop work on the Project unless directed otherwise by the CRA Executive Director.
- 8.3 In the event of termination by the CRA, the Consultant shall be paid for all work accepted by the CRA Executive Director up to the date of termination, provided that the Consultant has first complied with the provisions of Paragraph 8.4.
- 8.4 The Consultant shall transfer all books, records, reports, working drafts, documents, maps, and data pertaining to the Project to the CRA, in a hard copy and electronic format within 14 days from the date of the written notice of termination or the date of expiration of this Agreement.

9. **Insurance.**

The Consultant shall secure and maintain throughout the duration of this Agreement insurance of such type and in such amounts as required by the CRA Executive Director. Certificates of Insurance for any required insurance shall be provided to the CRA at the

time of execution of this Agreement and certified copies provided if requested. Each policy certificate shall be endorsed with a provision that not less than thirty (30) calendar days' written notice shall be provided to the CRA before any policy or coverage is cancelled or restricted.

Consultant shall provide, pay for and maintain in force at all times during the term of this Agreement, such insurance, including General Liability, and Workers' Compensation insurance as stated below:

- 9.1 Certificates of Insurance must be delivered to the Risk Manager of the City. All Certificates of Insurance must clearly identify the contract to which they pertain, including a brief description of the subject matter of the contract. If coverage is not provided, then Consultant is responsible for prompt notice to the CRA Executive Director and the City. Insurance policies for required coverages shall be issued by companies authorized to do business under the laws of the State of Florida and any such companies' financial ratings must be no less than A-VII in the latest edition of the "BEST'S KEY RATING GUIDE", published by A.M. Best Guide. In the event that the insurance carrier's rating shall drop, the insurance carrier shall immediately notify the City in writing.
- 9.2 Coverages shall be in force while all services required to be performed under the terms of this Agreement are being performed. In the event insurance certificates provided to the CRA and the City indicate that the insurance shall terminate and lapse during the Project period, then in that event, the Consultant shall immediately furnish a renewed Certificate of Insurance as proof that equal and like coverages for the period of the Agreement, is in effect. The Consultant and any subconsultant of the Consultant shall not perform or continue any services pursuant to the agreement, unless all coverages remain in full force and effect. Any delay in the services caused by a lapse in coverage shall be non-excusable, shall not be grounds for an extension, and will be subject to any other applicable provisions described in this agreement, concerning Consultant or its or any subconsultant's delay.
- 9.3 Insurance Requirements. The below coverages are minimum limit requirements. Umbrella or Excess Liability policies are acceptable to provide the total required liability limits, as long as the Risk Manager of the City reviews and approves in writing the insurance limits on each of the policies. The City must approve any changes to these specifications and has the right to review and amend coverage requirements. The Consultant shall be held responsible for any modifications, deviations, or omissions in these insurance requirements. Consultant shall be responsible for any deductible or self-insured amounts.
 - 9.3.1. General Liability Insurance to include bodily injury, broad form property damage, blanket contractual liability, and personal injury with limits of no less than One Million Dollars

(\$1,000,000.00) per occurrence, combined single limit for bodily injury liability and property damage liability.

SPECIAL PROVISIONS AS TO GENERAL LIABILITY INSURANCE: (to be confirmed on or attached to the Certificate of Insurance)

- The CRA and CITY are to be added as Additional Named Insureds;
- Additional named insured coverage shall be no more restrictive than Insurance Services Office (ISO) form CG 2037 (07 04);
- Consultant's insurance shall be primary and non-contributory;
- Waiver of Subrogation in favor of the CRA and City;
- Copy of Additional Named Insured Endorsement or other endorsements may be attached to the Certificate.

9.3.2 Workers' Compensation insurance to apply for all employees in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws, for the benefit of the Consultant and its employees.

9.3.3 The Consultant shall provide the Risk Manager of the City Certificates of Insurance for coverage and policies required by this Agreement. Such policies and coverage shall not be affected by any other policy of insurance which the City or the CRA may carry in their own.

10. **Nondiscrimination.**

During the term of this Agreement, Consultant shall not discriminate against any of its employees or applicants for employment because of their race, color, religion, sex, or national origin, and to abide by all Federal and State laws regarding nondiscrimination

11. **Indemnification.**

11.1 Consultant shall defend, indemnify, and hold harmless the CRA and its officers, agents and employees, from and against any and all demands, claims, losses, suits, liabilities, causes of action, judgment or damages, arising out of, related to, or any way connected with Consultant's performance or non-performance of any provision of this Agreement including, but not limited to, liabilities arising from contracts between the Consultant and third parties made pursuant to this Agreement. Consultant shall reimburse the CRA for all of its expenses including reasonable attorney fees and costs incurred in and about the defense of any such claim or investigation and for any judgment or damages arising out of, related to,

or in any way connected with Consultant's performance or non-performance of this Agreement.

11.2 The provisions of this section shall survive termination of this Agreement.

12. **Notices/Authorized Representatives.**

Any notices required by this Agreement shall be in writing and shall be deemed to have been properly given if transmitted by hand-delivery, by registered or certified mail with postage prepaid return receipt requested, or by a private postal service, addressed to the parties (or their successors) at the following addresses:

For the CRA: Rickelle Williams, Executive Director
Dania Beach Community Redevelopment Agency
100 West Dania Beach Boulevard
Dania Beach, FL 33004

For The Consultant: Terra Spero
c/o Beighley, Myrick, Udell & Lynne Esq.
2385 Executive Center Dr. Suite 250
Boca Raton, FL 33431

13. **Governing Law.**

This Agreement shall be construed in accordance with and governed by the laws of the State of Florida. .

14. **Entire Agreement/Modification/Amendment.**

14.1 This writing contains the entire Agreement of the parties and supersedes any prior oral or written representations. No representations were made or relied upon by either party, other than those that are expressly set forth in this Agreement.

14.2 No agent, employee, or other representative of either party is empowered to modify or amend the terms of this Agreement, unless executed with the same formality as this document.

15. **Attorney Fees and Waiver of Jury Trial.**

15.1 Venue; Fees. All claims, counterclaims, disputes and other matters in question between CRA and Consultant arising out of, relating to or pertaining to this Agreement, or the breach of it, or the services of it, or

the standard of performance required in it, shall be addressed by resort to non-binding mediation as authorized under the laws and rules of Florida; provided, however, that in the event of any dispute between the parties, the parties agree to first negotiate with each other for a resolution of the matter or matters in dispute and, upon failure of such negotiations to resolve the dispute, the parties shall resort to mediation.

- 15.2 If mediation is unsuccessful, any such matter may be determined by litigation in a court of competent jurisdiction for any legal action arising out of or pertaining to this Agreement which shall be the Circuit Court for the Seventeenth Judicial Circuit in and for Broward County, Florida, or the federal District Court in the Southern District of the United States. Each party further agrees that venue of any action to enforce this Agreement shall be in Broward County, Florida. In any litigation, the parties agree to each waive any trial by jury of any and all issues. In the event of any litigation which arises out of, pertains to, or relates to this Agreement, or the breach of it, or the standard of performance required in it, each party shall bear its own attorney fees and costs.

16. **Ownership and Access to Records and Audits.**

- 16.1 All records, books, documents, maps, data, deliverables, papers and financial information (the "Records") that result from the Consultant providing services to the CRA under this Agreement shall be the property of the CRA.
- 16.2 The CRA Executive Director or her designee shall, during the term of this Agreement and for a period of three (3) years from the date of termination of this Agreement, have access to and the right to examine and audit any records of the Consultant involving transactions related to this Agreement.
- 16.3 The CRA may cancel this Agreement for refusal by the Consultant to allow access by the CRA Executive Director or her designee to any Records pertaining to work performed under this Agreement that are subject to the provisions of Chapter 119, Florida Statutes.

17. **Nonassignability.**

This Agreement shall not be assignable by Consultant unless such assignment is first approved in advance in writing by the CRA Executive Director. The CRA is relying upon the apparent qualifications and personal expertise of the Consultant, and such firm's familiarity with the CRA's area, circumstances and desires.

18. **Severability.**

If any term or provision of this Agreement shall to any extent be held invalid or unenforceable, the remainder of this Agreement shall not be affected and each remaining term and provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law.

19. **Independent Contractor.**

The Consultant and its employees and agents shall be and remain independent contractor and not agents or employees of the CRA with respect to all of the acts and services performed by and under the terms of this Agreement. This Agreement shall not in any way be construed to create a partnership, association or any other kind of joint undertaking, enterprise or venture between the parties.

20. **Compliance with Laws.**

The Consultant shall comply with all applicable laws, ordinances, rules, regulations, and lawful orders of public authorities relating to the Project.

21. **Waiver**

The failure of either party to this Agreement to object to or to take affirmative action with respect to any conduct of the other which is in violation of the terms of this Agreement shall not be construed as a waiver of the violation or breach, or of any future violation, breach or wrongful conduct.

22. **Survival of Provisions**

Any terms or conditions of either this Agreement that require acts beyond the date of the term of the Agreement and shall survive termination of the Agreement, shall remain in full force and effect unless and until the terms or conditions are completed and shall be fully enforceable by either party.

23. **Prohibition Of Contingency Fees.**

The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant, to solicit or secure this Agreement, and that it has not paid or agreed to pay any person(s), company, corporation, individual or firm, other than a bona fide employee working solely for the Consultant, any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement.

24. **Counterparts**

This Agreement may be executed in several counterparts, each of which shall be deemed original and such counterparts shall constitute one and the same instrument.

26. Ownership and Access to Records and Audits.

- 26.1 All records, books, documents, maps, data, deliverables, papers and financial information (the "Records") that result from the Consultant providing services to the CRA under this Agreement shall be the property of the CRA.
- 26.2 The CRA Executive Director or her designee shall, during the term of this Agreement and for a period of three (3) years from the date of termination of this Agreement, have access to and the right to examine and audit any Records of the Consultant involving transactions related to this Agreement.
- 26.3 The CRA may cancel this Agreement for refusal by the Consultant to allow access by the CRA Executive Director or her designee to any records pertaining to work performed under this Agreement that are subject to the provisions of Chapter 119, Florida Statutes.
- 26.4 All submissions become the property of the CRA and will not be returned to the Consultant. The CRA will hold all submissions in confidence unless otherwise required by law. The Consultant should be aware the CRA is a "public body" as defined in Florida Statutes, Section 119.011(2) and that it is subject to Florida Statutes, Section 119.0701(2)(a), and the related provisions of the Florida Public Records Law.
- 26.5 Consultant agrees to keep and maintain public records in Consultant's possession or control in connection with Consultant's performance under the Agreement. Consultant additionally agrees to comply specifically with the provisions of Section 119.0701, Florida Statutes. Consultant shall 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, and following completion of the contract until the records are transferred to the CRA.
- 26.6 Upon request from the CRA custodian of public records, Consultant shall 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 by Chapter 119, Florida Statutes, or as otherwise provided by law.
- 26.7 Unless otherwise provided by law, any and all records, including but not

limited to reports, surveys, and other data and documents provided or created in connection with the contract are and shall remain the property of the CRA.

- 26.8 Upon completion of the contract or in the event of termination by either party, any and all public records relating to the contract in the possession of the Consultant shall be delivered by the Consultant to the CRA Executive Director, at no cost to the CRA, within seven (7) days. All such records stored electronically by Consultant shall be delivered to the CRA in a format that is compatible with the CRA's information technology systems. Once the public records have been delivered upon completion or termination of the contract, the Consultant shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.
- 26.9 Any compensation due to Consultant shall be withheld until all records are received as provided in this Agreement.
- 26.10 Consultant's failure or refusal to comply with the provisions of this section shall result in the immediate termination of the contract by the CRA.

Pursuant to Section 119.0701(2)(a), Florida Statutes:

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE CONTRACT, THE CONSULTANT MUST CONTACT THE CRA CUSTODIAN OF PUBLIC RECORDS.

Custodian of Records:	Thomas Schneider, CRA Clerk
Mailing Address:	100 W. Dania Beach Boulevard Dania Beach, Florida 33004
Telephone number:	954-924-9800, Ext. 3623
Email:	<u>tschneider@daniabeachfl.gov</u>

IN WITNESS OF THE FOREGOING, the parties execute this Agreement on the respective dates under each signature:

ATTEST:

CRA:

The Dania Beach Community
Redevelopment Agency

THOMAS SCHNEIDER, CMC
CRA CLERK

TAMARA JAMES
CRA CHAIRPERSON

Date: _____

APPROVED FOR LEGAL FORM AND
CORRECTNESS:

THOMAS J. ANSBRO
CRA ATTORNEY

Date: _____

WITNESSES:

CONSULTANT:

RTMG, LLC, a Florida Limited Liability Company

SIGNATURE

SIGNATURE

PRINT Name

Terra Spero
PRINT Name

SIGNATURE

Owner
Title

PRINT Name

Date

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me on _____,
2018 by _____ as _____ of _____,
on behalf of the company. He/she is personally known to me or produced _____
as identification.

My commission expires:

NOTARY PUBLIC, State of Florida

EXHIBIT “A”

SCOPE OF SERVICES

GOALS FOR ONLINE MARKETING STRATEGY

- Increase awareness and “buzz” for the Dania Beach CRA District and Activities through social media
- Educate public on events, businesses, promotions in the Dania Beach CRA District through social media
- Create awareness about the transition and opportunities in the Dania Beach CRA District through social media & digital promotion
- Support destination loyalty by monitoring and addressing comments in conjunction with team members
- Establish measurements with benchmarks and evaluate traffic to determine the successful direction of campaigns and recommended development for future digital marketing plans.
- Provide monthly/quarterly reports to measure digital success.

APPROACH

The majority of engagements will be aimed at driving community development and awareness focusing on the history and the future of the area. During this period the Consultant will continue monitoring the progress of the campaigns and provide monthly reporting on results, in addition to recommendation for ongoing strategy. These approaches will continue to be cutting edge digital plans that are award worthy.

MARKETING SERVICES

SOCIAL MEDIA DEVELOPMENT, ENGAGEMENT AND SOCIAL SEO

The Consultant will support the internal team in the daily, ongoing social media management activities. This will be a partnership role between the CRA team, the community merchants, and the selected Consultant.

SOCIAL MEDIA CONSULTATION ACTIVITIES FOR DANIA BEACH CRA, THE PATCH GARDEN, AND A 45-DAY CAMPAIGN FOR THE DANIA BEACH ARTS & SEAFOOD CELEBRATION

- Weekly Monitoring: Brand mentions in online media, social media
- Monthly Reporting for Facebook: audience, traffic, engagement, conversions
- Weekly Telephone Call / Emails to Review:
 - Coming week’s content
 - Strategy
 - Promotion suggestions
 - Tactics, best practices

- Graphic Design of social content to meet platform standards
- Monthly Engagement: Devise promotion concepts, research, evaluate and select tools for implementation, oversee and direct team on progress and ongoing activities to increase engagement
- Development with internal team a monthly calendar that focuses on events, activities, and promotions to provide scheduled daily posts on Facebook.
- Social media ads management
 - Facebook and Instagram ad buys
 - Facebook and Instagram ad measurement
 - Measurement and evaluation of all advertising campaigns
 - Management and optimization of all advertising buys based upon social bids for demographic
 - YouTube ad buys as determined necessary
- Instagram
 - Scheduling of daily posts filled with curated photos of local events & CRA programs
 - Hashtags of posts to both increase engagement and awareness of Dania Beach as a City on the rise with opportunities relating to the City's new brand.

PROJECT MANAGER.

The Consultant will assign a Project Manager who will be the Client's primary contact regarding the account. As the person with the most knowledge of the CRA account, all questions regarding the Services and billing should be initially directed to CRA Executive Director for resolution. The Consultant reserves the right to change the CRA client manager as needed to best serve your account.

WEBSITE PAGE CONSULTING.

The Consultant provides 1 hour per month of website event updates and minor edits for the Dania Beach CRA website, any major updates or content changes beyond this 1 hour per month can be purchased at the pricing listed below the scope of work. In addition, RTMG will assist in updating the Dania Beach Arts & Seafood Celebration website or provide videos for staff to update the site. RTMG will allocate one hour per month in updating The Dania Beach Arts & Seafood Celebration website at no additional charge; these can be accumulated for a total of 12 hours per year. Additional hours can be purchased in a package of 5 per month for \$250 or at \$75/hour. The PATCH GARDEN website is a user-friendly site, capable of being updated by the internal CRA team. If updates for the site are requested from RTMG, they can be purchased in a package of 5 per month for \$250 or at \$75/hour.

FEES: \$2,650.00 per month, not to exceed \$31,800.00 for Fiscal Year 2018-2019
 \$2,703.00 per month, not to exceed \$32,436.00 for Fiscal Year 2019-2020
 \$2,757.06 per month, not to exceed \$33,084.72 for Fiscal Year 2020-2021

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE THE THIRD 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 2019 ARTS AND SEAFOOD CELEBRATION IN AN AMOUNT NOT TO EXCEED NINETY THOUSAND DOLLARS (\$90,000.00)

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo Standing Ovations 3rd Renewal Production Services 2019 A&SC, R-2018-CRA-Standing Ovations, LLC 3rd Renewal for 2019 A&S Celebration, Exhibit A - Agreement Executed 9-10-15 , Exhibit B - Renewal No. 1 - Executed 11-8-2016, Exhibit C - Renewal No. 2 - Executed 01-17-18 , Renewal No. 3

To: Chair, Vice Chair and Board of Commissioners
From: Rickelle Williams, Executive Director
Date: October 9, 2018
Re: **7th Annual Arts and Seafood Celebration 2019 - Production Services Contract**

Background

The CRA is requesting funding for Production Services for the 2019 Arts and Seafood Celebration to begin planning the seventh anniversary event.

On May 28, 2015, the Dania Beach Community Redevelopment Agency (CRA) issued a Request for Qualifications (RFQ) for Production Services for the 2016 Dania Beach Arts and Seafood Celebration (DBASC). CRA officials executed an Agreement with the selected company, Standing Ovations LLC on September 10, 2015. The initial Agreement provided for three (3) optional one (1) year renewal periods for the requested services, subject to the approval of the CRA Board. On August 23, 2016, the CRA Board granted the first of a maximum of three (3) one (1) year renewals to Standing Ovations LLC to produce the event in 2017. On January 9, 2018 the CRA Board granted the second of a maximum of three (3) one (1) year renewals to Standing Ovations LLC to produce the event in 2018.

Standing Ovations LLC has proven to be a competent partner in producing the event in 2016, 2017, and 2018. The company has submitted a Scope of Work proposal expressing interest in continuing to work with the CRA to produce the event in 2019.

Recommendation

The CRA recommends renewing the Agreement with Standing Ovations LLC for the third one (1) year renewal period for work related to the planning of the 2019 Arts and Seafood Celebration in an amount not to exceed \$90,000 for the following services:

- Event Management \$30,000.00 -
- Reimbursable Expenses \$60,000.00 - Only for expenses which must be agreed upon and approved in advance by the CRA Executive Director
- Expenses include the provision of: Sanitation services, Restrooms, Stage, Power, Sound and Lighting, Sand Artists, Park Fencing, Tents, Tables and Chairs, Parking Attendants, Radios, Kids Activities, Gator Rentals.

Attachments

Initial Executed Agreement – Executed September 10, 2015
First Renewal – Approved August 23, 2016
Second Renewal – Approved January 9, 2018
Proposed Third Renewal – October 9, 2018

RESOLUTION NO. 2018-CRA-019

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 THIRD 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 2019 ARTS AND SEAFOOD CELEBRATION IN AN AMOUNT NOT TO EXCEED NINETY THOUSAND DOLLARS (\$90,000.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, CRA officials executed an Agreement with Standing Oventions LLC on September 10, 2015 pertaining to an Arts and Seafood Celebration production; and

WHEREAS, the initial Agreement provided for three (3) optional one (1) year renewal periods for the requested services, subject to the approval of the CRA and Standing Oventions, LLC; and

WHEREAS, on August 23, 2016, the CRA Board approved the first renewal of three (3) one (1) year renewal periods for Standing Oventions LLC to produce the event in 2017; and

WHEREAS, on January 9, 2018 the CRA Board approved the second renewal of three (3) one (1) year renewal periods for Standing Oventions LLC to produce the event in 2018; and

WHEREAS, Standing Oventions LLC proposes to provide these services for the 2019 Arts and Seafood Celebration in an amount not to exceed Thirty Thousand Dollars (\$30,000.00) subject to CRA Board approval; and

WHEREAS, the contract further provides for reimbursable procurement expenses not to exceed Sixty Thousand Dollars (\$60,000.00) with CRA Executive Director advance written approval; and

WHEREAS, the Executive Director of the Community Redevelopment Agency recommends that the existing Agreement with Standing Oventions LLC, be renewed for a one (1) year period beginning October 9, 2018 up to and through March 31, 2019, for the provision of consulting and production services in connection with the 2019 Arts and Seafood Celebration; a copy of the September 10, 2015, November 8, 2016 and January 17, 2018 Agreements are attached as Exhibits "A", "B" and "C", and made a part of and incorporated into this Resolution by this reference;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing “Whereas” clauses are ratified and confirmed to be true and correct and they are made a part of and are incorporated into this Resolution be reference.

Section 2. That the proper CRA officials are authorized to execute the Third Renewal to the Agreement dated September 10, 2015, which Agreement is attached as Exhibit “A”, and made a part of and incorporated into this Resolution by this reference. The renewal period with Standing Ovations LLC, relating to consulting and production services in connection with the CRA’s 2019 Arts and Seafood Celebration, will begin on October 9, 2018 and is extended up to and through March 31, 2019. The CRA will pay Standing Ovations LLC an agreed upon sum in an amount not to exceed Thirty Thousand Dollars (\$30,000.00) for production services during the third one (1) year renewal period, and a not to exceed amount of Sixty Thousand Dollars (\$60,000.00) for reimbursable procurement expenses approved in advance in writing by the CRA Executive Director.

Section 3. That the CRA Executive Director and CRA Attorney are authorized to make minor revisions to such Renewal Agreement as are deemed necessary and proper for the best interest of the CRA.

Section 4. That the funding for consulting services is planned and appropriated in the Fiscal Year 2018-2019 Community Redevelopment Agency Fund Promotional Activities Seafood Festival Account 106-52-01-552-48-14.

Section 5. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 6. That this Resolution shall be in full force and take effect immediately upon passage and adoption.

PASSED AND ADOPTED on October 9, 2018.

ATTEST:

THOMAS SCHNEIDER, CMC
CRA SECRETARY

TAMARA JAMES
BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CRA ATTORNEY

AGREEMENT

THIS IS AN AGREEMENT (the "Agreement") entered into on SEPTEMBER 10, 2015, by and between the Dania Beach Community Redevelopment Agency, a public body corporate and politic, under Part III, Chapter 163, Florida Statutes (the "CRA"), with an address of 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, and Standing Ovations, LLC, a Florida Limited Liability Company (the "Consultant") with an address of 1101 Florida Avenue, West Palm Beach, Florida 33401. The City of Dania Beach, Florida (the "City"), with an address of 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, is not a party to this Agreement, but the parties agree that it has certain rights as expressed in this Agreement and that it is intended to be a third party beneficiary of the covenants in this Agreement.

In consideration of the mutual covenants, terms and conditions contained in this Agreement, and other good and valuable consideration, the adequacy and receipt of which are acknowledged and agreed upon, the parties agree as follows:

1. Scope of Services. The Consultant agrees to perform consulting and production services in connection with the CRA's 2016 Arts and Seafood Celebration (the "Event"), in accordance with Exhibit "A" to the Request for Qualifications, No. CRA-15-001, which Exhibit, RFQ, any and all exhibits to it, and the Response from Standing Ovations, LLC to the RFQ are attached, made a part of and incorporated into this Agreement by these references. The parties acknowledge and agree that the consulting and production services are to commence after the parties' execution of this Agreement.

2. Subcontractors. Consultant may subcontract certain services under the RFQ. It is expressly agreed to by the parties, however, that the CRA Executive Director shall approve in advance and in writing any subcontractors and the fees to be paid to them by the Consultant, prior to any subcontractor proceeding with any such subcontracted services.

3. Payment for Services.

3.1. The CRA agrees to pay Consultant an amount not to exceed Thirty-Five Thousand Dollars (\$35,000.00) for consulting and production services provided by Consultant.

The fee schedule below shall be payable by the CRA to the Consultant as follows:

- I. Five Thousand Dollars (\$5,000.00) due upon the execution of this Agreement by all parties.
- II. Four Thousand Two Hundred and Ninety Dollars (\$4,290.00) on October 1st, 2015
- III. Four Thousand Two Hundred and Eighty Five Dollars (\$4,285.00) on November 1st, 2015
- IV. Four Thousand Two Hundred and Eighty Five Dollars (\$4,285.00) on December 1st, 2015

- V. Four Thousand Two Hundred and Eighty Five Dollars (\$4,285.00) on January 1st, 2016
- VI. Four Thousand Two Hundred and Eighty Five Dollars (\$4,285.00) on February 1st, 2016
- VII. Four Thousand Two Hundred and Eighty Five Dollars (\$4,285.00) on March 1st, 2016; and
- VIII. Four Thousand Two Hundred and Eighty Five Dollars (\$4,285.00) on April 1st, 2016, for a total payable to Standing Ovations, LLC, in the amount not to exceed Thirty Five Thousand Dollars (\$35,000.00).

3.2 The parties acknowledge and agree that there may be occasions in which Consultant is obligated to make relatively small purchases of commodities and services (e.g., including, but not limited to, ice, beer, wine, foodstuffs, additional temporary sanitation facilities) as the Event is nearing or is underway. In case merchants and service providers will not accept the City's tax exempt certificate, Consultant should seek an alternate merchant. Written receipts of all such purchases must be furnished to the City Finance Department and if approved, reimbursement up to the amount authorized above will be paid to Consultant.

3.3 The Fee includes full payment, including all consulting and production services, Consultant's subcontractors, overhead and other costs. No travel and meal costs are reimbursable, unless incurred outside of Miami-Dade, Broward and Palm Beach Counties, and such costs have been approved in advance and in writing by the CRA Executive Director. Any such costs are payable at the CRA reimbursement rate.

3.4 Any necessary, additional Work as determined by the CRA's Executive Director and approved in advance in writing by her, that is not covered under the Scope of Services described in attached Exhibit "A", shall not be undertaken without a written amendment to this Agreement to that effect, executed in advance by the parties.

3.5 Consultant shall submit its invoices in the format and with supporting documentation as may be required by the CRA.

3.6 The CRA shall pay Consultant monthly as provided above for services rendered within thirty (30) calendar days from the date of approval of each the Consultant's invoices by the CRA Executive Director. If any errors or omissions are discovered in any invoice, the CRA will inform Consultant and request revised copies of all such documents. If any disagreement arises as to payment of any portion of an invoice, the CRA agrees to pay all undisputed portions of the invoice, and the parties agree to cooperate by promptly conferring to resolve the disputed portion.

3.7 Any invoice which is not timely paid by the CRA, as prescribed above, will be subject to the accrual of interest at the statutory rate prescribed by applicable Florida law.

4. Temporary Procurement Card – The Consultant understands and agrees the City will temporarily issue and authorize use of a procurement card for minor purchases related to the event. All purchases are limited and subject to the City's procurement policy and the City's Purchasing Card agreement. Acceptance of the procurement card will be accompanied by a signed acknowledgement that all policies related to the procurement card and the purchasing policy shall be adhered to. Limits and duration of the authorization will be determined the CRA Director with approval of the Finance Director.

4. Reimbursable Expenses as determined by the CRA Executive Director not to exceed Twenty Thousand Dollars (\$20,000.00).

Reimbursable expenses shall be made as follows:

Expenses will be reimbursed upon submittal of itemized reimbursable documents including invoices, signed agreements, cancelled checks, and hold harmless agreements (as applicable).

5. Indemnification of the CRA and the City. The Consultant shall, in addition to any other obligation to indemnify the CRA and the City to the fullest extent permitted by law, protect, defend, indemnify and hold harmless the CRA and the City, including their respective agents and elected officials and employees from and against all claims, actions, liabilities, losses (including all City of Dania Beach economic losses), or costs arising out of any actual or alleged:

(a) bodily injury, sickness, disease, death, or injury to or destruction of tangible property, including the loss of use resulting from or any other damage or loss arising out of or resulting or claimed to have resulted, in whole or in part, from any actual or alleged act or omission of the Consultant, anyone directly or indirectly employed or subcontracted by it, or anyone for whose acts any of them may be liable in the performance of the Work;

(b) any violation of law, statute, ordinance, governmental administrative order, rule, regulation, or infringement of patent rights by Consultant in the performance of the Work;

(c) liens, claims, actions made by the Consultant or any other party performing the Work; and

(d) claims of whatsoever nature related to collection practices or any actions of a contradictory nature pursuant to Contract or in an attempt to collect monies due or claimed to be due to the Owner.

6. Insurance. Consultant shall provide, pay for and maintain insurance and it shall be in force at all times during the term of this Agreement, and any renewal or extension periods of it, including General Liability, Workers' Compensation, and Automobile Liability insurance as stated below:

The below coverages are minimum limit requirements. Umbrella or Excess Liability policies are acceptable to provide the total required liability limits, as long as the Risk Manager of the City reviews and approves in writing the insurance limits on each of the policies. The City ultimately must approve any changes to these specifications, and has the right to review and amend coverage requirements. The Consultant shall be held responsible for any modifications, deviations, or omissions in the following insurance requirements and shall be responsible for any deductible amounts.

6.1 GENERAL LIABILITY INSURANCE is to include bodily injury, broad form property damage, products completed operations hazard, blanket contractual liability with limits of no less than One Million Dollars (\$1,000,000.00) per occurrence, and Two Million Dollars (\$2,000,000.00) annual aggregate.

**SPECIAL PROVISIONS AS TO GENERAL LIABILITY INSURANCE:
(to be confirmed on or attached to the Official Certificate of Insurance)**

- Annual Aggregate shall apply “Per Job”;
- Both the “Dania Beach CRA” and “The City of Dania Beach, Florida” are to be added as “Additional Named Insureds” under the policy;
- Additional insured coverage shall be no more restrictive than Insurance Services Office (ISO) form CG 2037 (07 04);
 - Respondent’s insurance shall be primary and non-contributory;
 - Waiver of Subrogation in favor of the CRA and City;
- 30 Days’ Notice of Cancellation or modification to the CRA and the City (if not available on the insurance policies, then Consultant has responsibility for notification to the CRA and City); and
- Copy of Additional Insured Endorsement or other endorsements may be attached to the Certificate of Insurance.

Both the CRA and the City shall each be provided a Certificate of Insurance, evidencing the foregoing coverages and additional named insured status requirements.

6.2 WORKERS’ COMPENSATION INSURANCE shall be maintained by the Consultant and any authorized subcontractors during the life of the Agreement and any renewal or extension periods of it, and it is to apply to all “statutory employees” of the Consultant (as that phrase is defined by Chapter 440, Florida Statutes), in compliance with the “Workers’ Compensation Law” of the State of Florida and all applicable federal laws, for the benefit of the Consultant, its employees, and subcontractors.

If any Services are sublet as authorized in advance and in writing by the CRA Executive Director, and as otherwise addressed in this Agreement or in the RFQ, the Consultant shall require any authorized subcontractors similarly to provide Workers’ Compensation Insurance for all of the latter’s employees, in addition to any coverage afforded by the Consultant, by furnishing statutory limits Part A, and no less than and One Hundred Thousand Dollars (\$100,000.00) employers’ liability limits Part B.

IN NO EVENT SHALL THE CONSULTANT BE PERMITTED TO UTILIZE IN THE RENDERING OF THE SERVICES, THE FOLLOWING:

- I) ANY PERSON, EMPLOYEE, SUBCONTRACTOR OR SUBCONTRACTOR EMPLOYEE, WHO IS EXEMPTED OR PURPORTED TO BE EXEMPT FROM WORKERS' COMPENSATION INSURANCE COVERAGE; OR**
- II) ANY PERSON, EMPLOYEE, SUBCONTRACTOR OR SUBCONTRACTOR EMPLOYEE WHO IS OR WILL BE COVERED BY AN EMPLOYEE LEASING ARRANGEMENT.**

SPECIAL PROVISIONS AS TO WORKERS' COMPENSATION INSURANCE: (to be confirmed on or attached to the Official Certificate of Insurance):

- 30 Days' Notice of Cancellation or modification to the CRA and City (if not available on the insurance policies, then Consultant has responsibility for notification); and
- Waiver of Subrogation in favor of the CRA and City.

6.3 Workers' Compensation insurance shall also be obtained by Consultant, to the extent necessary and required under Florida law, if at all, for any and all independent contractors, volunteers of the Consultant, and for any additional persons who provide services in connection with or conducted at the Event, unless such insurance is not required by law or such individuals are otherwise covered by Workers' Compensation insurance of their respective employers while working at the Event. The decision of the City as to whether coverage is required shall be final. Consultant's employees and agents that are or become engaged in any Work under this Agreement, shall at all times and in all places be under the Consultant's sole direction, supervision, and control. Neither the CRA nor the City shall direct, supervise, or control any of the Consultant's employees and agents.

6.4 For all independent contractors, volunteers of the Consultant, and for any additional persons providing any services in connection with the Event, Consultant shall either have them execute a Hold Harmless and Indemnity Agreement in favor of the CRA and City before allowing them to provide any services, or require proof of their own Workers' Compensation insurance. **THE HOLD HARMLESS AND INDEMNITY AGREEMENT SHALL BE IN WRITING AND IN A FORM APPROVED BY THE CRA, THE CITY AND THEIR LEGAL COUNSEL, AND THE ORIGINAL EXECUTED AGREEMENT IS TO BE PROVIDED TO, AND HELD BY THE CRA EXECUTIVE DIRECTOR, PRIOR TO ANY SERVICES BEING PROVIDED BY THEM IN CONNECTION WITH THE EVENT.**

6.5 **AUTOMOBILE LIABILITY INSURANCE** shall be maintained with combined single limits of no less than One Million Dollars (\$1,000,000.00), to include coverage for owned, hired, and non-owned vehicles.

**SPECIAL PROVISIONS AS TO AUTOMOBILE LIABILITY INSURANCE:
(to be confirmed on or attached to the Official Certificate of Insurance)**

- Both the “Dania Beach CRA” and “The City of Dania Beach, Florida”, are to be added as “Additional Named Insureds”;
- 30 Days’ Notice of Cancellation or modification to the CRA and the City (if not available on the insurance policies, then Consultant has responsibility for notification); and
- Waiver of Subrogation in favor of the CRA and City.

If the Consultant hires a subcontractor for any portion of any Work, then such subcontractor shall maintain all insurance coverages required of Consultant under this Agreement.

7. Assignment of Agreement.

A. It is understood and agreed to by all parties that this Agreement, in whole or in part, cannot be assigned, sublet or transferred by the Consultant without the prior written consent of the CRA Executive Director. The CRA is relying upon the apparent qualifications and expertise of Kim Reddington, one of the Consultant’s principals, and such person’s familiarity with the CRA’s circumstances and desires relating to the 2015 Arts and Seafood Celebration. In the event Consultant wishes to re-assign or replace such individual, the Consultant shall tender substitutes acceptable to the CRA Executive Director. In the event the CRA Executive Director is not, for any reason or no reason at all, satisfied with such substitute, Consultant shall be considered in breach of this Agreement. Violation of the terms of this paragraph shall constitute a breach of this Agreement by Consultant and the CRA Executive Director may, at his discretion, terminate this Agreement for cause and all rights, title and interest of Consultant in this Agreement shall then cease and terminate.

B. The Consultant acknowledges, understands and agrees that its performance under this Agreement is or may be contingent upon the CRA receiving timely consulting and production services from other consultants or subcontractors (the “Supporting Consultants” or “Subcontractors”). The Consultant agrees to use its best efforts to coordinate its services with the services of the Supporting Consultants or Subcontractors, and further agrees that in the event the rendition of any services of any of the Supporting Consultants or Subcontractors is delayed, such delay will not entitle the Consultant to any additional compensation or payment of any kind. Furthermore, the Consultant shall not be entitled to an increase in compensation, be entitled to payment of any kind from the CRA for damages or expenses incurred which are direct, indirect or consequential, or other costs and lost profits of any kind including, but not limited to, costs of acceleration, inefficiency or extended overhead arising because of any other delay, disruption, interruption, interference or hindrance from any cause whatsoever, whether such delay, disruption or interference be reasonable or unreasonable, foreseeable or unforeseeable, avoidable or unavoidable; provided, however, that this provision shall not preclude recovery of damages by the Consultant for hindrances or delays caused solely by fraud, bad faith or active malicious interference on the part of the CRA. The

Consultant shall only be entitled to extensions of time for performance as the exclusive and sole remedy for delay.

8. Examination of Records. Consultant shall maintain books, records, documents and other evidence directly pertinent to performance of Work under this Agreement in accordance with generally accepted accounting principles and practices. The Consultant shall also maintain the financial information and data used by the Consultant in the preparation of support of any claim for reimbursement for any out-of-pocket expense or cost. The CRA shall have access to such books, records, documents and other evidence for inspection, audit and copying during normal business hours. The Consultant shall provide proper facilities for such access and inspection. Audits conducted under this section shall observe generally accepted auditing standards and established procedures and guidelines of the CRA. The Florida Public Records Act, Chapter 119 of the Florida Statutes, may have application to records or documents that pertain to this Agreement, and Consultant acknowledges that such laws have possible application and Consultant agrees to comply with all such laws.

9. Termination.

A. Termination of Agreement for Convenience. It is expressly understood and agreed that the CRA may terminate this Agreement at any time for any reason or no reason at all by giving the Consultant notice by certified mail, return receipt requested, directed to the principal office of the Consultant, fifteen (15) days in advance of the termination date. In the event that the Agreement is terminated pursuant to this provision, the Consultant shall be entitled to be compensated for the services rendered from the effective date of execution of the Agreement up to the date of receipt of notice of termination. Such compensation shall be based on the percentage of Work completed, as fairly and reasonably determined by the CRA after conferring with Consultant.

B. Termination of Agreement for Cause. If the CRA elects to terminate the Agreement for cause the CRA will provide Consultant five (5) days' advance written notice. If Consultant promptly cures the matter giving rise to the cause within that time, this Agreement shall continue. If not timely cured, the Agreement will stand terminated and the CRA will pay Consultant for Work completed less any costs, expenses and damages incurred by the CRA as a result of such termination. If a court of competent jurisdiction determines that the termination was not authorized under the circumstances then the termination shall be deemed to be a termination for convenience.

10. Ownership of Documents. All correspondence, studies, data, analyses, documents, instruments, applications, memorandums and the like, including drawings and specifications prepared or furnished by Consultant (and Consultant's independent professional subcontractors or subconsultants) pursuant to this Agreement shall become owned by and be the property of the CRA and the CRA shall consequently obtain ownership of them by any statutory common law and other reserved rights, including copyright; however, such documents are not intended or represented by Consultant to be suitable for reuse by the CRA on extensions of the Work or on any other work or project. Any such reuse, modification or adaptation of such document without written verification or permission by Consultant for the specific purpose

intended will be at the CRA's sole risk and without liability or legal exposure to Consultant or to Consultant's independent professional subconsultants. If the CRA alters any such documents, the CRA will expressly acknowledge same so that no third party will be in doubt as to the creation or origination of any such document.

11. Notices. Except as provided above, whenever either party desires to give notice to the other, it must be given by written notice, sent by Certified Mail, Return Receipt Requested, and regular U.S. mail and addressed to the party for whom it is intended, at the place last specified for giving notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective persons and places for giving notice:

The CRA: Rachel Bach, Executive Director
Dania Beach Community Redevelopment Agency
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

With a copy to: Thomas J. Ansbrosio, CRA and City Attorney
City of Dania Beach, Florida
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Consultant: Standing Ovations, LLC
Attn: Mr. Stewart A. Auville, Manager
1101 Florida Avenue, Unit No. 29
West Palm Beach, Florida 33401

12. Governing Law; Consent to Jurisdiction

12.1 The law of the State of Florida shall govern this Agreement. This Agreement is not subject to arbitration. The parties submit to the jurisdiction of any Florida state or federal court in any action or proceeding arising out of, or relating to this Agreement. Venue of any action to enforce this Agreement shall be in Broward County, Florida. The parties expressly waive all rights to trial by jury for any disputes arising from, or in any way connected with, this Agreement. The parties understand and agree that this waiver is a material contract term and not a mere recital.

12.2 All claims, counterclaims, disputes and other matters in question between the CRA and Consultant arising out of, relating to, or pertaining to this Agreement, or the breach of it, or the services of it, or the standard of performance required in it, shall be addressed by resort to non-binding mediation as authorized under the laws and rules of Florida; provided, however, that in the event of any dispute between the parties, the parties agree to first negotiate with each other for a resolution of the matter or matters in dispute and, upon failure of such negotiations to resolve the dispute, the parties shall resort to mediation. If mediation is unsuccessful, any such matter may be determined by litigation in a court of competent jurisdiction in Broward County, Florida, or the Federal District Court of the Southern District of Florida and appropriate appellate courts for such venue and jurisdiction.

13. Attorney Fees and Costs. If the CRA, City or Consultant incurs any expense in enforcing the terms of this Agreement, whether suit is brought or not, each party shall bear its own costs and expenses, including but not limited to, court costs and reasonable attorney fees.

14. Headings. Headings in this Agreement are for convenience of reference only and are not to be considered in any interpretation of this Agreement.

15. Exhibits. Each exhibit and document referred to in this Agreement forms an essential part of this Agreement.

16. Severability. If any provision of this Agreement, or the application of it 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 to which it shall have been held invalid or unenforceable, shall not be affected, shall continue in full force and effect, and shall be enforced to the fullest extent permitted by law.

17. All Prior Agreements Superseded. This Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings applicable to the matters contained in it, and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms of this Agreement shall be predicated upon any prior representations or agreements, whether oral or written.

18. Independent Contractor. Consultant and its employees, subcontractors and agents shall be and remain independent contractors and not employees of the CRA or the City, with respect to all of the acts and services performed by and under the terms of this Agreement. This Agreement shall not in any way be construed to create a partnership, association or any other kind of joint undertaking, enterprise or venture between the parties to it. All agents, employees and subcontractors of the Consultant retained to perform services pursuant to this Agreement, shall comply with all laws of the United States concerning work eligibility.

19. Budgeted Funds. The Consultant understands and agrees that the CRA, during any fiscal year, is not authorized to expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year and that any contract, verbal or written, made in violation of this subsection is null and void and that consequently, no money may be paid on such contract beyond such limits. Consultant shall not proceed with services under this Agreement without the CRA Executive Director's written verification that the funds necessary for Consultant's compensation and other necessary expenditures are budgeted as available within the appropriate fiscal year budget.

20. Conflict of Interest. Consultant warrants and represents that no elected official, officer, agent or employee of the CRA or the City has a financial interest, directly or indirectly, in this Agreement or the compensation to be paid under it, and the Consultant also warrants that no CRA or City employee who acts within the City as a "purchasing agent", as defined in Chapter 112, Florida Statutes, nor any elected or appointed officer of the CRA or the City, nor any spouse or child of such purchasing agent, employee, elected or appointed official is a partner, officer, director or proprietor of the Consultant and that no such CRA or City employee, purchasing agent, CRA or City elected or appointed official, or the spouse or child of any of them, alone or in combination, has a material interest in the Consultant. Material interest means direct or indirect ownership of more than five percent (5%) of the total assets or capital stock of the Consultant.

21. Compliance with Laws. Consultant shall comply with all federal, state and City laws applicable to the Consultant's consulting and production services, and specifically those covering Equal Opportunity Employment, the Americans With Disabilities Act ("ADA") and is eligible to perform such services as specified in the Florida Public Entity Crime law. The Consultant is expected to fully comply with all provisions of all laws and the CRA and the City reserve the right to verify the Consultant's compliance with them. Failure to comply with any laws shall be grounds for termination of this Agreement for cause.

22. Terms Controlling. In the event of any conflict between any provisions of this Agreement and any provision in any attached Exhibit or documents, the parties agree that the provisions of this Agreement are controlling (including, but not limited to, all terms and provisions governing compensation).

IN WITNESS OF THE FOREGOING, the parties have set their hand and seal the day and year first above written.

CRA:

ATTEST:

**DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY**



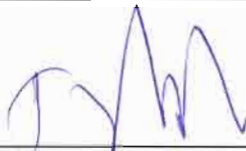
LOUISE STILSON
CRA SECRETARY



RACHEL BACH
EXECUTIVE DIRECTOR



APPROVED FOR LEGAL FORM AND CORRECTNESS:



THOMAS J. ANSBRO
CRA ATTORNEY

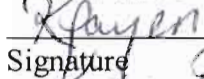
WITNESSES:



Signature

MARIE S. PATON

PRINT Name



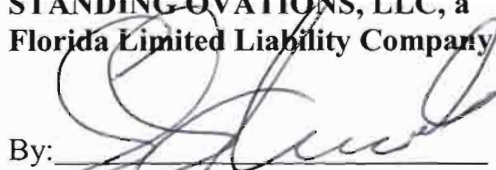
Signature

Kisha Rayen

PRINT Name

CONSULTANT:

STANDING OVATIONS, LLC, a
Florida Limited Liability Company

By: 

STEWART AUVILLE

PRINT Name

PRESIDENT

Title

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on SEPT. 9 2015 by STEWART AUVILLE, as PRESIDENT of Standing Oventions, LLC, a Florida Limited Liability Company, on behalf of the company. He is personally known to me or has produced _____, as identification




NOTARY PUBLIC
State of Florida

My commission expires:

July 6, 2019

EXHIBIT “A”

SCOPE OF SERVICES

Dania Beach Logistics

- Artist Management
- Vendor/Contractor Management
- Food and Beverage Details
- Children’s Activities
- Permitting
- Coordinate and Manage Event Task Timelines
- Load-in/Out
- Entertainment Procurement and Management
- Budget Management
- Work with Dania Beach CRA and Planning Committee to coordinate and implement strategies
- Identify and develop future Dania Beach/CRA Volunteer Leadership and Management
-

The following areas will be reviewed and implemented in order to maintain and secure the success of the event:

- Design, develop and implement all elements of event production and logistics
- Observe event timeline for all installations, deliveries, set up, event operations and breakdown of the event
- Manage Contract negotiations and secure contracts for the following: Sanitation, Rentals, Electric, Transportation, Signage, ADA mats, Sound and Production personnel
- Provide required documents for each awarded vendor to include: W-9 form, Vendor Registration Form, Insurance Forms and required City of Dania Beach Permits.
- Development and execution of a working budget with CRA Staff
- Provide monthly financial summary updates of revenues and expenditures
- Interface with City Officials regarding permits and services as required
- Secure appropriate event related permits, licenses and insurance coverage
- Ensure all safety regulations are followed and safe practices are observed
- Secure and coordinate entertainment schedule
- Enhance Children’s Activities through Consultant and Community Organizations
- Coordinate and enhance the Youth Art Contest
- Obtain information for preparation of checks for contest winners/artists prizes
- Secure and manage a wine tasting element for the festival
- Oversee and cultivate the Chef Showcase
- Work with the Casino at Dania Beach regarding any promotions and activities relating to the Festival

- Meet, as needed, with the CRA concerning activities and participating organizations of the event
- Coordinate and direct the Event Committee with the support of the CRA contractors and staff
- Monitor revenues and expenditures to maintain sound fiscal management consistent with City requirements.
- Implement all event décor
- Design site plan and implement a site map
- Implement the Artist/Crafter application and work with Zapplication
- Secure all Artist/Crafter Vendors and manage logistical coordination
- Administer Volunteers for all areas of the festival through the coordination of the Consultant and Staff
- Create and implement master timeline and site operations timeline
- Oversee the Information/Merchandise program with the CRA Staff
- Provide all necessary information for the website and printed material as needed
- Work with Sponsorship Manager/Contractor to suggest in-kind and cash partnerships for the Festival
- Assist Sponsorship Manager/Contractor with sponsor servicing; including grid creations, pre-event, on-site and post-event fulfillment obligations
- Secure and coordinate food and beverage vendors and obtain the required liquor license
- Arrange and manage parking as needed
- Coordinate Security and Police services
- Organize post event follow-up
-

New Revenue Ideas:

The following will be reviewed with the Dania Beach CRA to be implemented into the 2016 Festival. These concepts may or may not be incorporated into the 2016 festival and Standing Ovations, LLC is not responsible for any of these suggestions:

- Consider adding VIP seating sections in front of the Main Stage and charge an admission with incentives
- Possibly add a Skybox for companies to rent for corporate parties
- Charge admission to the Crowd Pleaser
- Increase the Artist fees for both Street booth spaces and Grounds booth spaces
- Add a processing fee to all Food Vendor Applications
- Sale ticket packages for VIP admission

**FIRST RENEWAL OF AGREEMENT BETWEEN THE DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY AND STANDING OVATIONS, LLC**

This is Renewal of an Agreement (the "Renewal"), which Agreement dated September 10, 2015 (the "Agreement") existed between the Dania Beach Community Redevelopment Agency, a public body corporate and politic, under Part III, Chapter 163, Florida Statutes (the "CRA"), with an address of 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, and Standing Ovations, LLC, a Florida Limited Liability Company (the "Consultant") with an address of 1101 Florida Avenue, West Palm Beach, Florida 33401, to perform consulting and production services in connection with the CRA's 2017 Arts and Seafood Celebration (the "Event").

The initial Agreement was dated September 10, 2015 and had a term of one year with an option to renew annually for up to a maximum of three (3) additional one-year periods. The Parties wish to renew the Agreement.

In consideration of the mutual covenants, terms and conditions contained in the Agreement and in this Renewal of it, and for other good and valuable consideration, the adequacy and receipt of which are acknowledged and agreed upon, the parties agree to the following:

1. That the existing Agreement with Standing Ovations LLC, be renewed for a one (1) year period beginning August 1, 2016 up to and through August 1, 2017, for the provision of consulting and production services in connection with the 2017 Arts and Seafood Celebration.
2. That the terms and conditions of the Agreement dated September 10, 2015, will remain the same throughout the term of this Renewal of it.
3. The cost of the one (1) year renewal is for an amount not to exceed Thirty Eight Thousand Dollars (\$38,000.00). The renewal to the Agreement further provides for reimbursable expenses not to exceed Twenty Thousand Dollars (\$20,000.00) with CRA Director advance approval.
4. The Consultant agrees to perform consulting and production services in connection with the "Event", in accordance with the Scope of Services, which is attached as Exhibit "A", and made a part of and incorporated into this Renewal by this reference.
5. That Paragraph 8, "Examination of Records" is replaced to read as follows:

PUBLIC RECORDS LAW

Contractor agrees to keep and maintain public records in Contractor's possession or control in connection with Consultant's performance under this Agreement. Consultant additionally agrees to comply specifically with the provisions of Section 119.0701, Florida Statutes. Consultant shall 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 Agreement, and following completion of the Agreement until the records are transferred to the City.

Upon request from the City custodian of public records, Consultant shall provide the City

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 by Chapter 119, Florida Statutes, or as otherwise provided by law.

Unless otherwise provided by law, any and all records, including but not limited to reports, surveys, and other data and documents provided or created in connection with this Agreement are and shall remain the property of the City.

Upon completion of this Agreement or in the event of termination by either party, any and all public records relating to the Agreement in the possession of the Consultant shall be delivered by the Consultant to the City Manager, at no cost to the City, within seven (7) days. All such records stored electronically by Consultant shall be delivered to the City in a format that is compatible with the City's information technology systems. Once the public records have been delivered upon completion or termination of this Agreement, the Consultant shall destroy any and all duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

Any compensation due to Consultant shall be withheld until all records are received as provided in this Article.

Consultant's failure or refusal to comply with the provisions of this section shall result in the immediate termination of this Agreement by the City.

Section 119.0701(2)(a), Florida Statutes

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS.

Custodian of Records: LOUISE STILSON, CITY CLERK

**Mailing Address: 100 W. Dania Beach Boulevard
Dania Beach, Florida 33004**

Telephone number: 954-924-9800, Ext. 3623

Email: lstilson@ci.dania-beach.fl.us

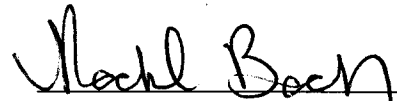
6. That in all other respects, the Agreement is ratified and reaffirmed and remains in full force and effect.

IN WITNESS OF THE FOREGOING, the parties have executed this Renewal on
NOVEMBER 8, 2016.

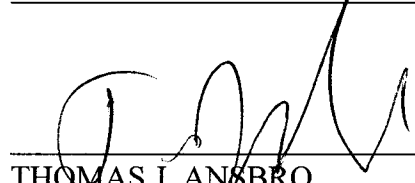
CRA:

ATTEST: **DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY**


LOUISE STILSON, CMC
CRA SECRETARY


RACHEL BACH
EXECUTIVE DIRECTOR

APPROVED FOR LEGAL FORM AND CORRECTNESS:


THOMAS J. ANSBURO
CRA ATTORNEY



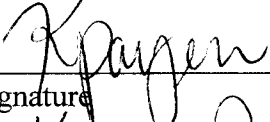
WITNESSES:



Signature

DAN P. MURPHY

PRINT Name



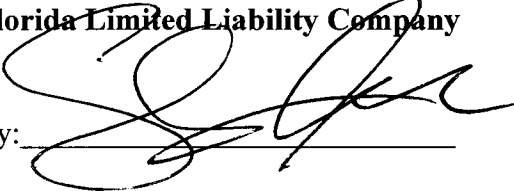
Signature

Kisha Payen

PRINT Name

CONSULTANT:

**STANDING OVATIONS, LLC, a
Florida Limited Liability Company**

By: 

STEWART AUVILLE

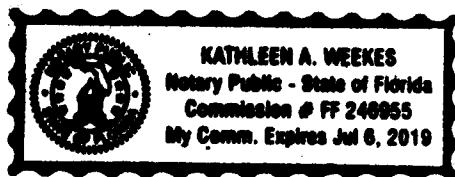
PRINT Name

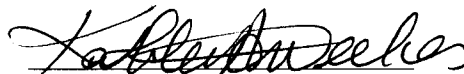
PRESIDENT

Title

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on NOVEMBER 1, 2016 by
STEWART AUVILLE, as PRESIDENT of Standing Ovations, LLC, a
Florida Limited Liability Company, on behalf of the company. He is personally known to me or has
produced _____, as identification.





NOTARY PUBLIC
State of Florida

My commission expires: July 6, 2019

EXHIBIT "A"

SCOPE OF SERVICES

Dania Beach Logistics:

- Artist Management
 - Vendor/Contractor Management
 - Food and Beverage Details
 - Children's Activities
 - Permitting
 - Coordinate and Manage Event Task Timelines
 - Load-in/Out
 - Entertainment Procurement and Management
 - Budget Management
 - Work with Dania Beach Committee to coordinate and implement strategies
 - Identify and develop future Dania Beach/CRA Volunteer Leadership and Management
-
- The following areas will be reviewed and implemented in order to maintain and secure the success of the event:
 - Design, develop and implement all elements of event production and logistics
 - Observe event timeline for all installations, deliveries, set up, event operations and breakdown of the event
 - Manage Contract negotiations and secure contracts for the following: Sanitation, Rentals, Electric, Transportation, Signage, ADA mats, Sound and Production personnel, Food Vendors
 - Development and execution of a working budget with Staff
 - Interface with City Officials(Community Development and BSO Fire), regarding permits and services as required
 - Secure appropriate event related permits, licenses and insurance coverage
 - Ensure all safety regulations are followed and safe practices are observed at Frost Park
 - Secure and coordinate entertainment schedule
 - Manage Children's Activities and Community Organizations
 - Implement all elements of the Chef Showcase
 - Coordinate and enhance the Youth Art Contest
 - Design and organize Kick Off Party prior to the Festival
 - Secure and manage the wine tasting element of the festival
 - Oversee and cultivate the Chef Showcase
 - Work with the Casino @ Dania Beach regarding any promotions and activities relating to the Festival
 - Meet, as needed, with the CRA concerning activities and participating organizations of the event
 - Coordinate and direct the Event Committee with the support of the CRA contractors and staff
 - Monitor revenues and expenditures to maintain sound fiscal management
 - Implement all event décor

- Design site plan and implement a site map
- Implement the Artist/Crafter application and work with Zapplication
- Secure all Artist/Crafter Vendors and manage logistical coordination
- Administer Volunteers for all areas of the festival through the coordination of the Consultant and Staff
- Create and implement master timeline and site operations timeline
- Oversee the Information/Merchandise program with the CRA Staff
- Provide all necessary information for the website and printed material as needed
- Work with Sponsorship Manager/Contractor to suggest in-kind and cash partnerships for the Festival
- Assist Sponsorship Manager/Contractor with sponsor servicing; including grid creations, pre-event, on-site and post-event fulfillment obligations
- Secure and coordinate food and beverage vendors and obtain the required liquor license
- Arrange and manage parking as needed
- Coordinate Security and Police services
- Organize post event follow-up with the CRA

FEES FOR EVENT MANAGEMENT AND CONSULTING

TOTAL FEE TO INCLUDE THE FOLLOWING BUDGET LINE ITEMS:

Event Management	\$38,000.00
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Total Investment of services as described will be charged accordingly and not to exceed the following line items:

Logistics Operations/Supplies	\$5,000.00
Chef Showcase Compensation	\$1,000.00
Youth Art Awards	\$1,000.00
5% Processing Fee	<u>\$ 350.00</u>
Total	\$7,350.00

Total Contract for 2017: \$45,350.00

Client agrees to pay to Standing Ovations, LLC for any budget line item that exceeds amount indicated above with the exception of the Event Management fee 30 days after the festival. If the line item has been eliminated or falls under budget, the fee will be transferred to another budget line item of the festival or will be withdrawn from the expenses associated with the event. Cost of operations, permits, licenses supplies and décor will be billed separately to the Client by Standing Ovations, LLC. Standing Ovations, LLC has a strong relationship with Dania Beach CRA we will only charge a 5% processing fee. Consultant agrees to review with Client any and all expenses prior to purchasing such items.

All Proposals/Quotes will be presented and reviewed with the Client for all contractual services. Approval of these services will be required prior to their implementation.

PAYMENT OF SERVICES:

The CRA agrees to pay Consultant an amount not to exceed Thirty Eight Thousand Dollars (\$38,000.00) for consulting and production services provided by Consultant. The fee schedule below shall be payable by the CRA to the Consultant as follows:

- \$4,560.00 on August 11, 2016
- \$4,180.00 on September 8, 2016
- \$4,180.00 on October 13, 2016
- \$4,180.00 on November 10, 2016
- \$4,180.00 on December 8, 2016
- \$4,180.00 on January 12, 2017
- \$4,180.00 on February 9, 2017
- \$4,180.00 on March 9, 2017
- \$4,180.00 on April 4, 2017

CONTRACTOR REQUIREMENTS

Client agrees to provide Consultants two City of Dania Beach Credit Cards to use for supplies and materials needed for the Festival by February 1, 2017. Consultant will be responsible regarding all rules and regulations provided by City of Dania Beach Finance Department.

**SECOND RENEWAL OF AGREEMENT BETWEEN THE DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY AND STANDING OVATIONS, LLC**

This is a Second Renewal of an Agreement (the "Renewal"), which Agreement dated September 10, 2015 (the "Agreement") existed between the Dania Beach Community Redevelopment Agency, a public body corporate and politic, under Part III, Chapter 163, Florida Statutes (the "CRA"), with an address of 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, and Standing Ovations, LLC, a Florida Limited Liability Company (the "Consultant") with an address of 2607 West End Road West Palm Beach FL 33406 Palm Beach, Florida 33401, to perform consulting and production services in connection with the CRA's 2018 Arts and Seaford Celebration (the "Event").

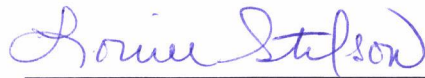
The initial Agreement was dated September 10, 2015 and had a term of one year with an option to renew annually for up to a maximum of three (3) additional one-year periods. The Parties wish to renew the Agreement.

In consideration of the mutual covenants, terms and conditions contained in the Agreement and in this Renewal of it, and for other good and valuable consideration, the adequacy and receipt of which are acknowledged and agreed upon, the parties agree to the following:

1. That the existing Agreement with Standing Ovations LLC, be renewed for a period beginning January 9, 2018 up to and through May 30, 2018, for the provision of consulting and production services in connection with the 2018 Arts and Seafood Celebration.
2. That the terms and conditions of the Agreement dated September 10, 2015, will remain the same throughout the term of this Renewal of it.
3. The cost of the one (1) year Renewal is for an amount not to exceed Twenty Five Thousand Dollars (\$25,000.00). The Renewal also includes reimbursable expenses not to exceed Twenty Thousand Dollars (\$20,000.00) with the CRA Director's advance approval.
4. The Consultant agrees to perform consulting and production services in connection with the "Event", in accordance with the Scope of Services, which is attached as Exhibit "A", and made a part of and incorporated into this Renewal by this reference.
5. That in all other respects, the Agreement is ratified and reaffirmed and remains in full force and effect.

IN WITNESS OF THE FOREGOING, the parties have executed this Renewal on
JANUARY 17, 2018.

ATTEST:



LOUISE STILSON, CMC
CRA SECRETARY

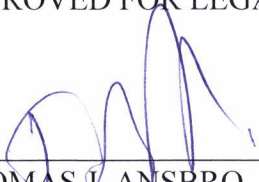
CRA:

**DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY**



RICKELLE WILLIAMS
EXECUTIVE DIRECTOR

APPROVED FOR LEGAL FORM AND CORRECTNESS:

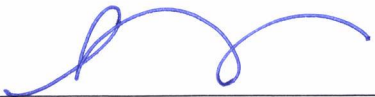


THOMAS J. ANSBRO
CRA ATTORNEY



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

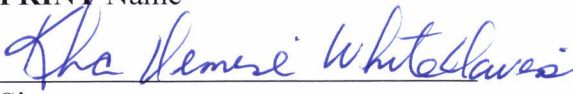
WITNESSES:



Signature

Sarah Blake

PRINT Name



Signature

The Demise White Davis

PRINT Name

CONSULTANT:

STANDING OVATIONS, LLC, a
Florida Limited Liability Company


By: _____

STEWART AUVILLE

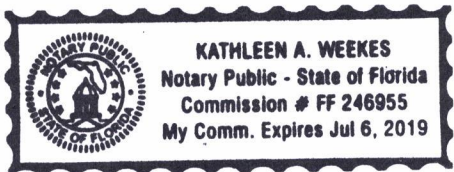
PRINT Name

PRESIDENT

Title

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me on January 11 2018 by STEWART AUVILLE, as PRESIDENT of Standing Ovations, LLC, a Florida Limited Liability Company, on behalf of the company. He/she is personally known to me or has produced _____, as identification.





NOTARY PUBLIC
State of Florida

My commission expires:

July 6, 2019

EXHIBIT “A”

SCOPE OF SERVICES

Dania Beach Logistics:

- Artist Management
- Vendor/Contractor Management
- Food and Beverage Details
- Children’s Activities
- Permitting
- Coordinate and Manage Event Task Timelines
- Load-in/Out
- Entertainment Procurement and Management
- Budget Management
- Work with Dania Beach Committee to coordinate and implement strategies
- Identify and develop future Dania Beach/CRA Volunteer Leadership and Management

The following areas will be reviewed and implemented in order to maintain and secure the success of the event:

- Design, develop and implement all elements of event production and logistics
- Observe event timeline for all installations, deliveries, set up, event operations and breakdown of the event
- Manage Contract negotiations and secure contracts for the following: Sanitation, Rentals, Electric, Parking Attendants, Stage, Sound and Production personnel
- Development and execution of a working budget with CRA Staff
- Provide monthly financial summary updates of revenues and expenditures
- Interface with City Officials regarding permits and services as required
- Secure appropriate event related permits, licenses and insurance coverage
- Ensure all safety regulations are followed and safe practices are observed
- Oversee and cultivate the Chef Showcase
- Work with the Casino at Dania Beach regarding any promotions and activities relating to the Festival
- Meet, as needed, with the CRA concerning activities and participating organizations of the event
- Coordinate and direct the Event Committee with the support of the CRA contractors and staff
- Monitor revenues and expenditures to maintain sound fiscal management
- Implement all event décor
- Design site plan and implement a site map
- Implement the Artist/Crafter application and work with Zapplication
- Secure all Artist/Crafter Vendors and manage logistical coordination
- Administer Volunteers for all areas of the festival through the coordination of the Consultant and Staff
- Create and implement master timeline and site operations timeline
- Provide all necessary information for the website and printed material as needed
- Work with Sponsorship Manager/Contractor to suggest in-kind and cash partnerships for the Festival

- Assist Sponsorship Manager/Contractor with sponsor servicing; including grid creations, pre-event, on-site and post-event fulfillment obligations
- Arrange signage for parking and manage parking as needed
- Coordinate Security and Police services
- Coordinate post event follow-up

Event Management \$25,000.00

Reimbursable Expenses not to exceed \$20,000.00

PAYMENT OF SERVICES:

The CRA agrees to pay Consultant an amount not to exceed Twenty Five Thousand Dollars (\$25,000.00) for consulting and production services provided by Consultant. The fee schedule below shall be payable by the CRA to the Consultant as follows:

\$5,000.00 on January 15, 2018

\$5,000.00 on February 15, 2018

\$5,000.00 on March 15, 2018

\$5,000.00 on April 15, 2018

\$5,000.00 on May 30, 2018

CONTRACTOR REQUIREMENTS

The CRA agrees to provide Consultant with one City of Dania Beach Credit Card to use for supplies and materials needed for the Festival by March 15, 2018. Consultant will be responsible regarding all rules and regulations provided by City of Dania Beach Finance Department.

**THIRD RENEWAL OF AGREEMENT BETWEEN
THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
AND STANDING OVATIONS, LLC**

This is a Third Renewal of an Agreement (the “Renewal”), which Agreement dated September 10, 2015 (the “Agreement”) existed between the Dania Beach Community Redevelopment Agency, a public body corporate and politic, under Part III, Chapter 163, Florida Statutes (the “CRA”), with an address of 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, and Standing Ovations, LLC, a Florida Limited Liability Company (the “Consultant”) with an address of 2607 West End Road West Palm Beach FL 33406 Palm Beach, Florida 33401, to perform consulting and production services in connection with the CRA’s 2019 Arts and Seaford Celebration (the “Event”).

The initial Agreement was dated September 10, 2015 and had a term of one year with an option to renew annually for up to a maximum of three (3) additional one-year periods. The Parties wish to renew the Agreement for the third and final one (1) year period.

In consideration of the mutual covenants, terms and conditions contained in the Agreement and in this Renewal of it, and for other good and valuable consideration, the adequacy and receipt of which are acknowledged and agreed upon, the parties agree to the following:

1. The Agreement with Standing Ovations LLC, is renewed for a period beginning October 9, 2018 up to and through March 31, 2019, for the provision of consulting, procurement and production services in connection with the 2019 Arts and Seafood Celebration (the “Event”) for the CRA and the City of Dania Beach, Florida.
2. The terms and conditions of the Agreement dated September 10, 2015, will remain the same throughout the term of this Renewal of it.
3. The cost of this Renewal is for an amount not to exceed Thirty Thousand Dollars (\$30,000.00). The Renewal also includes reimbursable expenses not to exceed Sixty Thousand Dollars (\$60,000.00) with the CRA Director’s advance written approval of any such expenses.
4. The Consultant agrees to perform consulting, procuring, and production services in connection with the Event, in accordance with the Scope of Services, which is attached as Exhibit “A”, and made a part of and incorporated into this Renewal by this reference.
5. That in all other respects, the Agreement is ratified and reaffirmed and remains in full force and effect.

IN WITNESS OF THE FOREGOING, the parties have executed this Renewal on _____, 2018.

CRA:

ATTEST:

**DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY**

THOMAS SCHNEIDER, CMC
CRA SECRETARY

RICKELLE WILLIAMS
EXECUTIVE DIRECTOR

APPROVED FOR LEGAL FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CRA ATTORNEY

WITNESSES:

CONSULTANT:

**STANDING OVATIONS, LLC, a
Florida Limited Liability Company**

Signature

By:_____

PRINT Name

PRINT Name

Signature

Title

PRINT Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me on _____ 2018 by
_____, as _____ of Standing Oventions, LLC, a
Florida Limited Liability Company, on behalf of the company. He/she is personally known to
me or has produced _____, as identification.

NOTARY PUBLIC
State of Florida

My commission expires:

EXHIBIT “A”

SCOPE OF SERVICES

Logistics - Standing Ovations, LLC (“Company”) will provide:

- Artist Management
- Vendor/Contractor Management
- Oversee Concessionaire(s) regarding Food and Beverage Details
- Children’s Activities
- Permitting
- Coordinate and Manage Event Task Timelines
- Load-in/Out
- Budget Management
- Work with Dania Beach Committee to coordinate and implement strategies
- Identify and develop future Dania Beach/CRA Volunteer Leadership and Management

The following tasks will be undertaken by the Company in order to maintain and secure the success of the Event:

- Design, develop and implement all elements of Event production and logistics
- Observe Event timeline for all installations, deliveries, set up, Event operations and breakdown of the event
- Manage contract negotiations and secure contracts for the following: Sanitation, Rentals, Radio Rentals, Restrooms, Electric service, Parking Attendants, Stage, Sound and Production personnel
- Provide Sanitation, Restrooms, Stage, Power, Sound and Lighting, Sand Artists, Park Fencing, Tents, Tables and Chairs, Parking Attendants, Radios, Kids Activities, “Gator” Vehicle Rentals.
- Development and execution of a working budget with CRA Staff
- Provide monthly financial summary updates of revenues and expenditures
- Interface with City Officials regarding permits and services as required
- Secure appropriate Event related permits, licenses and insurance coverage
- Ensure all safety regulations are followed and safe practices are observed
- Oversee and cultivate the Chef Showcase
- Work with the Dania Beach Jai Alai Casino regarding parking, and any promotions and activities relating to the Event
- Meet, as needed, with the CRA concerning activities and participating organizations of the Event
- Coordinate and direct the Event Committee with the support of the CRA contractors and staff
- Monitor revenues and expenditures to maintain sound fiscal management
- Implement all event décor
- Design site plan and implement a site map
- Implement the Artist/Crafter application and work with Zapplication
- Secure all Artist/Crafter Vendors and manage logistical coordination
- Administer Volunteers for all areas of the festival through the coordination of the work of the Company and Staff
- Create and implement master timeline and site operations timeline

- Ensure ALL insurance coverages required by CRA and City are in effect, including but not limited to General Liability, Liquor Liability, Workers' Compensation, Automobile Liability
- Provide all necessary information for the website and printed material as needed
- Work with Sponsorship Manager/Contractor to suggest in-kind and cash partnerships for the Event
- Assist Sponsorship Manager/Contractor with sponsor servicing; including grid creations, pre-Event, on-site and post-event fulfillment obligations
- Arrange signage for parking and manage parking as needed
- Coordinate Security and Police (Broward Sheriff's Office) services, as well as BSO Fire inspection
- Coordinate post Event follow-up

Event Management \$30,000.00

Reimbursable Expenses not to exceed \$60,000.00 (to be approved in advance in writing and subsequently invoiced and paid as per Executive Director's Approval)

PAYMENT OF SERVICES:

The CRA agrees to pay Company an amount not to exceed Thirty Thousand Dollars (\$30,000.00) for consulting, procurement, and production services provided by Company. The fee schedule below shall be payable by the CRA to the Company as follows:

\$5,000.00 on October 26, 2018
 \$5,000.00 on November 15, 2018
 \$5,000.00 on December 15, 2018
 \$5,000.00 on January 15, 2019
 \$5,000.00 on February 15, 2019
 \$5,000.00 on March 30, 2019

Company REQUIREMENTS

The CRA agrees to provide Company with one City of Dania Beach Credit Card to use for supplies and materials needed for the Event by January 15, 2019. Consultant will be responsible to comply with all policies rules and regulations provided by City of Dania Beach Finance Department.

Memorandum

To: Chair, Vice Chair and Board of Commissioners

From: Rickelle Williams, Executive Director

Date: October 9, 2018

Re: **Acceptance of Final City Center Community Charrette & Preliminary Action Plan Report and Authorization to Advance a Public Private Partnership Development Initiative for the City Center**

Over the past few years, the CRA Board has, through Requests for Qualifications, sought interest from the development community to redevelop in the Downtown City Center, specifically the City Hall site. Previous Requests for Qualifications were not guided by an intensive process of community engagement and stakeholder involvement and have not yielded an actionable plan, proposal or agreement for redevelopment of City Hall or the site.

At the February 26, 2018 CRA Board workshop the CRA Board expressed a renewed desire to revisit, examine and evaluate the possibility of redevelopment of City Hall and the site in general. At the March 13, 2018 CRA Board meeting, the CRA Board after discussion and consensus, agreed to move forward with a City Center Redevelopment Charrette. The CRA Board authorized the engagement of a firm to facilitate a community charrette and plan for redeveloping the City Hall/Downtown City Center site.

At the May 8, 2018 CRA Board meeting, the CRA Board approved an Interlocal Agreement with Florida International University Metropolitan Center for an Economic Analysis and Community Charrette to serve as a guide and foundation for determining the feasibility of and process for redevelopment of the City Hall/City Center site.

FIU completed the economic analysis and subsequently conducted a Developer Focus Group and Community Charrette on July 10, 2018 and July 23, 2018 respectively, drawing over 130 residents, business owners and developers combined.

FIU was also tasked with completing a City Center Action Plan as part of the Community Charrette report. On September 11, 2018, FIU presented the preliminary Action Plan. Later, on October 1, 2018, the CRA Board held a workshop to discuss the finalized City Center Development Action Plan as presented by FIU. After CRA Board discussion and input from City of Dania Beach staff, the CRA Board, by consensus, decided to move forward with the City Center project.

Recommendation

That the CRA Board accepts the final City Center Community Charrette & Preliminary Action Plan Report prepared by Florida International University Metropolitan Center; authorize advancement of a Public Private

Partnership Development Initiative for the City Center; and begin execution of Tasks 1 through 3 on the development checklist, as specified in the Report.

RESOLUTION NO. 2018-CRA-020

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 ACCEPT THE CITY CENTER COMMUNITY CHARRETTE AND PRELIMINARY ACTION PLAN REPORT PREPARED BY FLORIDA INTERNATIONAL UNIVERSITY ("FIU") METROPOLITAN CENTER; AUTHORIZING THE ADVANCEMENT OF A PUBLIC PRIVATE PARTNERSHIP DEVELOPMENT INITIATIVE FOR THE CITY CENTER; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, during the past few years, the CRA Board has, through Requests for Qualifications, sought interest from the development community to redevelop in the Downtown City Center, specifically the City Hall site; and

WHEREAS, previous Requests for Qualifications were not guided by an intensive process of community engagement and stakeholder involvement and have not yielded an actionable plan, proposal or agreement for redevelopment of the City Hall site; and

WHEREAS, at the February 26, 2018 CRA Board workshop the CRA Board expressed a renewed desire to revisit, examine and evaluate the possibility of redevelopment of City Hall and the site in general; and

WHEREAS, at the March 13, 2018 CRA Board meeting, the CRA Board after discussion and consensus, agreed to move forward with a City Center Redevelopment Charrette; and

WHEREAS, the CRA Board authorized the solicitation of a firm to facilitate a community charrette and plan for redeveloping the City Hall/Downtown City Center site; and

WHEREAS, at the May 8, 2018 CRA Board meeting, the CRA Board approved an Interlocal Agreement with Florida International University Metropolitan Center for an Economic Analysis and Community Charrette to serve as a guide and foundation for determining the feasibility of and process for redevelopment of the City Hall/City Center site; and

WHEREAS, FIU completed the economic analysis and subsequently conducted a Developer Focus Group and Community Charrette on July 10, 2018 and July 23, 2018 respectively, drawing over 130 residents, business owners and developers; and

WHEREAS, FIU was also tasked with completing a City Center Action Plan as part of the Community Charrette Report and at the September 11, 2018 CRA Board meeting, FIU presented the preliminary Action Plan to the Board; and

WHEREAS, on October 1, 2018, the CRA Board held a workshop to discuss the finalized City Center Community Charrette and Preliminary Action Plan Report as presented by FIU; and

WHEREAS, after CRA Board discussion and input from City of Dania Beach staff, the CRA Board, by consensus, decided to move forward with the City Center project;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing “Whereas” clauses are ratified and confirmed to be true and correct and they are made a part of and are incorporated into this Resolution by this reference.

Section 2. That the proper CRA officials are authorized to accept the final City Center Community Charrette and Preliminary Action Plan Report which is attached as Exhibit “A”, and made a part of and incorporated into this Resolution by this reference.

Section 3. That the CRA Executive Director is authorized to advance a Public Private Partnership Development Initiative for the City Center as outlined in Tasks 1 through 3 of the Action Plan checklist, as deemed necessary and proper for the best interest of the CRA.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall be in full force and take effect immediately upon passage and adoption.

PASSED AND ADOPTED on October 9, 2018.

ATTEST:

THOMAS SCHNEIDER, CMC
CRA CLERK

TAMARA JAMES
BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CRA ATTORNEY



City of Dania Beach

City Center

Community Charette & Preliminary Action Plan



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INTERNATIONAL UNIVERSITY METROPOLITAN CENTER



The **Florida International University Metropolitan Center** is Florida's leading urban policy think tank and solutions center. Established in 1997, the Center provides economic development, strategic planning, community revitalization, and performance improvement services to public, private and non-profit organizations in South Florida. Its staff and senior researchers are leaders in their respective fields, and bring extensive research, practical, and professional experience to each project. The Center's research has catalyzed major policy initiatives and projects in housing, economic redevelopment, transportation, social services, and health services throughout South Florida.

Study Author & Project Manager

Kevin T. Greiner, MUP, JD

Senior Fellow, FIU Metropolitan Center

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Introduction

Dania Beach's City Center

The City of Dania Beach and the Dania Beach Community Redevelopment Agency (CRA) are considering a redevelopment of the Dania Beach City Hall, City Parking Garage, Paul DeMaio Library, and Fire Station as a new City Center. Located at the intersection of West Dania Beach Boulevard and SW 1st Avenue, the plan is that a reconceived City Center would provide a better working environment for staff, an improved customer experience for City residents, provide needed housing, job creation, commercial, and entertainment development, and stimulate a broader redevelopment of the City's downtown.

A re-imagined City Center also offers the possibility to reposition the City's regional image — advancing a small city that offers the highest quality of life, job opportunities, and housing choices, and retains its unique charm. City leaders are concerned, however, that a redevelopment of the sites delivers the highest value and least cost possible to City residents.

The CRA engaged the FIU Metropolitan Center to 1) research the City's market capacity for a new development, 2) engage the public in a discussion of possibilities and priorities, and 3) provide the City with an Action Agenda to move the City Center Concept from idea to development. ***The City of Dania Beach City Center Community Charette & Preliminary Action Plan*** completed:

- An Economic Profile of the City, including population trends, household formations, employment, industry structure, growth patterns, core industries, and business formation;
- Analysis of the City's resident labor force, including earnings, educational attainment and skills, and where its residents work;
- Analysis of regional real estate market trends, including housing, office, retail, and the City's Zoning regulations;
- The Tri-Rail Coastal Link and regional Transit Development; and
- An extensive Best Practices Analysis looking at trends in government administration facilities development, Transit Oriented Development (TOD) Projects, and Public Private Partnerships.

The study also relies heavily on input from the area's development community, through a ***Developer Focus Group*** in which some of the area's most prominent real estate developers provided valuable insight into the City Center's concept.

Most importantly, the study draws heavily on the valuable input of the City's residents. On July 23rd, the study team conducted ***the City Center Community Charette***, in which over 100 City residents came together to produce nine different visions of what ***they*** wanted a future City Center project to be. The Charette provided valuable information on the public's priorities and many creative ideas to revitalize the City Center and its downtown.

City Profile: Issues & Opportunities

Determining the highest and best use and/or configuration for a new City Hall anchored City Center begins with an understanding of the central economic and development conditions in which it will be developed. Truly successful publicly sponsored development projects, regardless of ownership, achieve three goals: 1) they are used to address pressing public needs, 2) are market responsive and economically realistic, and 3) in addition to their direct benefits, spur further development, jobs, or other benefits for City residents. The key issues driving the development of a program for the complex are as follows.

The City Center Project Site Development Capacity

The redevelopment of the City Center site could have profound impacts on the entire Dania Beach City Center area. The three parcels comprising the City Center Site total 279,792 square feet, or 6.42 acres of land area. In the current real estate market, that's a sizable property under single ownership.

Because of its location, a redevelopment project at the proposed City Center site could have significant ripple effects on the rest of downtown due to the potential size and redevelopment capacity of the properties. ***Under the City's current City Center (CC) zoning regulations, using density bonuses, the maximum allowable building height on site is 14 stories. At this density, including set-backs, building story set-backs, a generous allowance for public space, and leaving the existing parking garage in place, the site could accommodate just over 1.4 Million square feet of new building space. If developed exclusively as office space, the site could accommodate over 2,000 office workers, including 1 parking space per employee. Additionally, using density bonuses, the maximum residential development density for the site is 150 dwelling units per acre. That translates to 963 total new housing units.***

A project at this size represents a potential nine percent expansion of the number of households, a seven percent increase in the City's housing unit inventory, or an over 11 percent increase in the City's jobs base. By comparison, the City's total employment base grew 16 percent from 2010 to 2016. In addition to a significant increase in property taxes, sales taxes, and spending, a properly scaled project would, as has been the experience in similar cities in Florida, most likely have a positive impact on the redevelopment of surrounding properties extending to US-1 to the east and the FEC rail line to the west.

Regional Location

Dania Beach has for its entire history served as a crossroads location in South Florida. As the region has developed, its location and proximity to major regional assets has only improved. Dania Beach is centrally located between the region's largest cities — a 10-minute drive into downtown Fort Lauderdale, and a 31-minute drive to downtown Miami. It is 5 minutes from Fort Lauderdale-Hollywood International Airport, 28 minutes from Miami International Airport, and 12 minutes from the Port Everglades Cruise Port.

Interstate 95, US Highway 1 (Federal Highway), and State Road 441 — the State's Main north-south roadways — all intersect Dania Beach. In addition, the State Turnpike passes just off the

City's western border. ***Given its connectedness and convenient access to almost all of South Florida's major transportation facilities, Dania Beach is a small City that is extensively connected to the World.***

In addition, Dania Beach sits at the center of a major population center. Over 930,000 people live within a 10-mile radius of Dania Beach, and over 240,000 live within a 5-mile radius. ***Were this 10-mile ring its own City, it would be the largest City in Florida, the 5-mile radius, the sixth largest City in Florida.***

Population & Household Growth

Dania Beach is a small city of 32,030 people as of July 1, 2017. Its population has grown 8.1 percent since 2010, which is more than the US, but less than the rest of Broward County (11 percent for the same period).

Age Distribution

The City's largest age group is 35 to 64-year-olds, at 59 percent of the population, and its median age in 2016 is 40.2 years old. 35 to 54-year-olds represent the prime wage-earning segment of the population.

Both the percentage of residents 65 years and older, and millennials (age 20 to 34), are less than the County and the US.

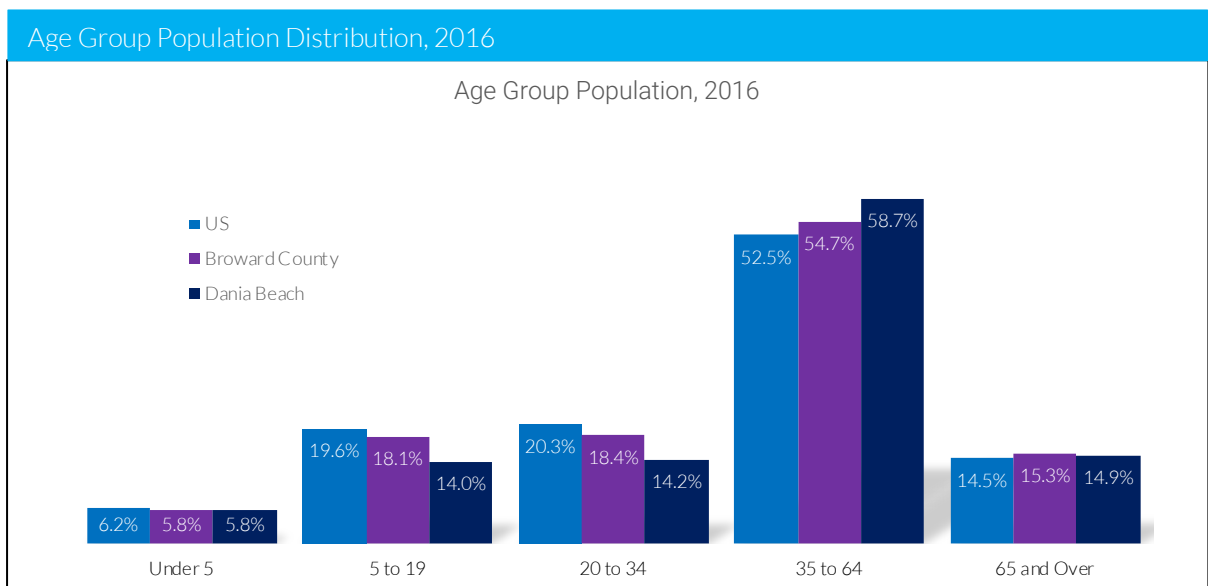
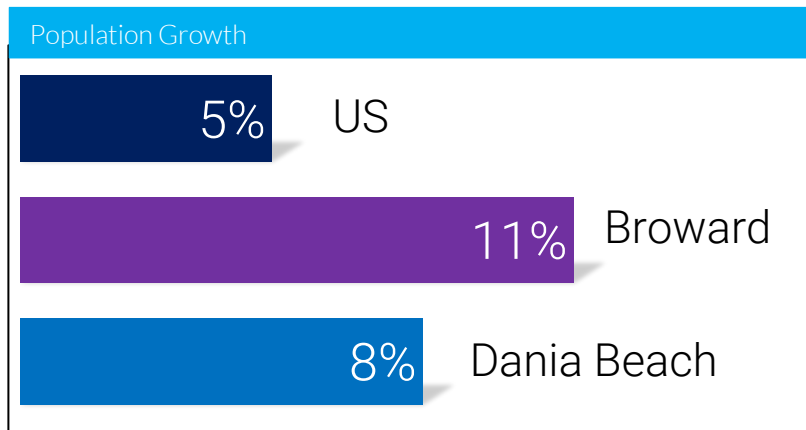
The fastest growing age segment of Dania Beach's population are its millennials (age 20 to 34). ***Dania Beach seems to be a destination for millennials — growing 19 percent since 2010, the City's millennial population is growing 2.7 times the national average.*** The growth in the number of residents over 65 is the slowest growing age segment of the City's population.

Household Structure

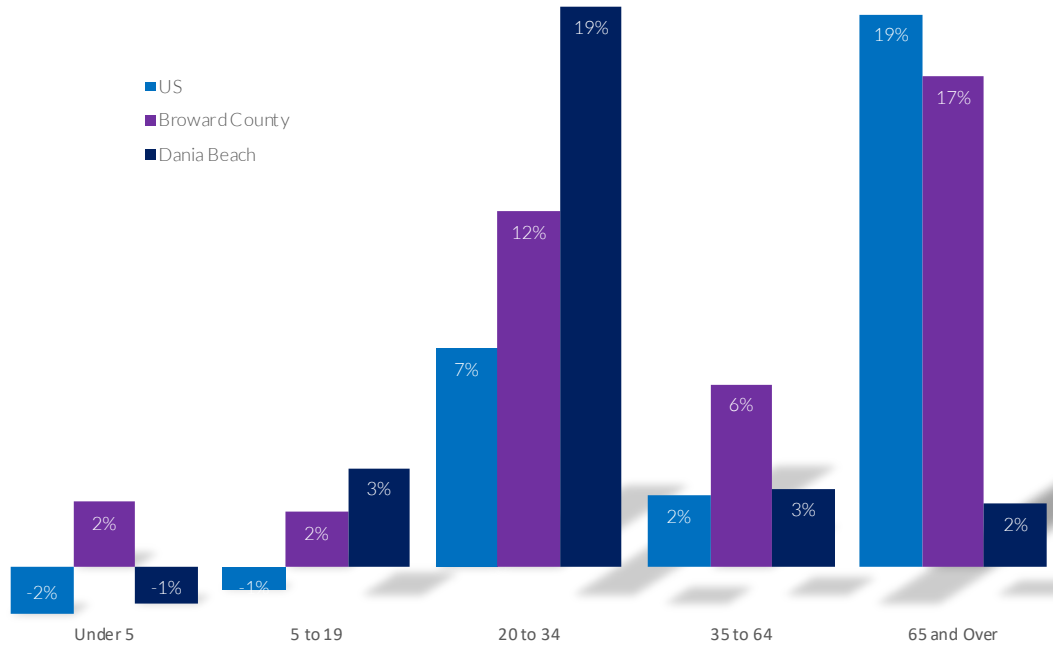
Despite the City's steadily growing total population, its number of households has fluctuated. Reaching a low point in 2014, the total number of households in the City has grown 2.5 percent since then. However, the total number of households — a reflection of the total supply of housing units — is 4 percent less than it was in 2010.

The City has a significantly lower percentage of family households, and a much higher percentage of non-family households than the County and the US. The City has 54 percent family households, compared to 64 percent and 66 percent for the County and the US.

Average sizes for family and non-family households is larger than the County and US. More interestingly, ***the City's average household size has grown from 2.3 to 2.51 persons since 2010, directly reverse of the pattern for household size in the US and County.***



Age Group Growth Rates, 2010- 2016



Household Characteristics

	US	Broward County	Dania Beach
Household Growth (2010-2016)	3%	1%	-4%
Average Size	2.64	2.74	2.51
Family Households	66%	64%	54%
Average Size	3.24	3.44	3.28
Non-Family Households	34%	36%	46%
Average Size	1.29	1.31	1.44

Industry Structure

The City's key industry characteristics are as follows.

- Dania Beach is home to 215 employer business establishments, employing 23,744 persons, with \$3.62 Billion in global sales in 2017. The number of non-employer establishments (single-proprietor corporations with at least \$1,000 in annual sales) is not available at the City level. However, countywide, non-employer establishments make up 81 percent of all business establishments, 27 percent of all employment, and 25 percent of all payroll.
- Overall, employment in the two zip codes that cover the City has grown by 16 percent since 2010. However, the City's economy is split — employment in zip code 33004, which covers the City's downtown, peaked in 2012 but dropped by 16 percent by 2013. Employment in 33004 has risen each year since 2013, growing by 11 percent through 2016, but at 7,679 workers, is still six percent less than in 2012.
- Employment in zip code 33312, covering the City's western edge and the western perimeter of the airport, has grown by 16 percent from 2010 to 2016. The County's total employment of employer establishments grew 17 percent for the same period. At 16,074 workers, 33312 houses the bulk of the City's employment.
- Dania Beach is an economy of predominantly small businesses — 84% of all businesses in the City employ less than 20 employees. **However, the City is also home to a small number of very prominent global companies.** International headquarters locations in the city include Chiquita Brands International (\$3 billion in annual sales), Denison Yacht sales, CHEWY.COM, Lawsuit Cash Today, Skanska USA Building Inc., EG Cody Design Center of America, Seaway China, First Service Corp, Alec Bradley Cigars, and Cruise.Com.
- The City's employment base and total annual sales are skewed by its two largest companies, Chiquita Brands and Chewy.com. However, the balance of the City's economy is highly diversified. The City's largest industries by employment include: Fresh Fruit & Vegetable Merchant Wholesalers, All Other Misc. Store Retailers (Except Tobacco Stores), Offices of Real Estate Agents & Brokers, Furniture Stores, Boat Dealers, Full-Service Restaurants, Claims Adjusting, Commercial & Institutional Building Construction, Hotels (Except Casino Hotels) & Motels, and Consumer Lending.
- The City has a relatively high **jobs density**. The number of jobs at businesses in the City (23,744), compared to 32,030 residents means that there are .7 jobs for each resident, a figure that is much higher than is typical for the region. Dania Beach is a working community, rather than a bedroom suburb.
- The composition of higher earning businesses is larger than is typical for a City its size. 35 percent of the City's businesses earn \$1 to \$10 Million annually. 48 percent earn less than \$1 Million per year.
- Both establishment sales and employment data indicate that Dania Beach has retained a small manufacturing cluster, centered on Institutional Furniture Manufacturing, Nonwoven Fabric Mills, and Textile & Fabric Finishing Mills (17 establishments).

Advanced industry composition

The Brookings Institution has identified the U.S. **Advanced Industries Sector** — 50 industries that drive the nation's best performing regional economies. The Advanced Industries Sector is a good indicator of job quality, productivity, and future growth potential, as these industries have the highest levels of research and development spending, productivity well above the rest of the economy, employ 80 percent of the nations' engineers, funds 90 percent of private sector R&D, and accounts for 85 percent of all U.S. patents and 60 percent of U.S. exports.

From 1980 to 2013, advanced industry output expanded 30 percent faster than the rest of the US economy, and has added over one million jobs since 2010. Employment growth and economic output of the Sector has been 1.9 times higher than the national average since 2010.

The Sector provides high-skilled, high-wage and high value-added employment. Workers in advanced industries generate over \$210,000 in annual value added per worker compared with \$101,000 for workers outside the Sector. Workers within the Sector, unlike the remainder of the U.S. economy, are experiencing rapidly rising wages. The average advanced industries worker earns \$90,000 in total compensation, twice as much as workers outside of the sector. Absolute earnings in advanced industries grew by 63 percent from 1975 to 2013, compared with a 17 percent increase outside the sector.

Total US employment in the Advanced Industries sector represents 9 percent of total employment, but over 17 percent of total US Output. The sector as a whole are crucial foundations of extensive supply chains and third-party employment in a wide range of support industries outside the sector.

Dania Beach has an extremely low complement of Advanced Industry employment. The City has 9 establishments employing 51 workers, representing only .4 percent of employment and businesses. However, average sales in these sectors run above rest of Dania Beach— these 9 firms generate \$14M in annual sales. Computer systems design, at 52 employees, is the City's largest Advanced Industry.

Dania Beach's Traded Industry Sectors

Industries and industry clusters are classified as **local** or **traded**. Local industries serve the needs of residents and local businesses. Traded industries are often called the "engines" of local economies — they serve and compete in markets beyond the region in which they are located. Without strong traded clusters it is virtually impossible for an economy to grow and attain high performance. Traded clusters represent 36 percent of employment, 50 percent of income, and 96 percent of patent activity in the US. Excluding Chiquita Brands, The City's largest traded sectors include:

- Consumer Lending
- Furniture Merchant Wholesalers
- Marinas
- Hotels (Except Casino Hotels) & Motels
- Nonwoven Fabric Mills
- Textile & Fabric Finishing Mills
- Wireless Telecomm Carriers (Except Satellite)

- Computer Systems Design Services
- Electrical Apparatus/Wiring Supply/Rel Equip Whlsrs
- Broadwoven Fabric Mills

In total, Dania Beach has a relatively high complement of businesses in Traded Industries. They are also very productive — 70 businesses (excluding Chiquita) generate 44 percent of total sales, on employment of only 841 workers.

Entrepreneurial Dynamics and Establishment Growth

Metro Miami, which includes Broward County, has one of the most dynamic entrepreneurial economies in the US. The metro area has The nation's highest rate of entrepreneurial participation among all metro areas. According to the Kaufmann Foundation Index of Startup Activity, 560 out of every 100,000, or approximately **33,669** people, become entrepreneurs in the Metro area annually. This is 1.8 times the national average. Also, startup density in the region also tops the nation. ***At 107.8 startups per 100,000 employer businesses, the area produced approximately 20,156 startups in 2016.*** [Kaufmann 2017]

Dania Beach lags the US and the County in terms of business establishment growth. While the number of business establishments across the County grew by 8 percent from 2010 to 2016, Dania Beach has experienced only 3 percent business establishment growth in the downtown core and east (zip code 33004), and 7 percent in the City's west and northwest (zip code 33312) for the same period.

Dania Beach Economy	
215	Establishments
23,744	Employees
\$3.62 B	Sales
3%	Establishment Growth 2010-2016

Business Establishment Growth 2010 - 2016	
Broward County	10%
Dania Beach	3%

Establishments by Employment Size		
Employee Size	Establishments	Percentage
1 to 4	101	47%
5 to 9	57	27%
10 to 19	22	10%
20 to 49	10	5%
50 to 99	5	2%
100-249	0	0%
100 to 249	5	2%
500 to 999	1	0%
1000 to 4999	1	0%
5000 to 9999	0	0%
10000+	1	0%
<u>Unknown</u>	<u>12</u>	<u>6%</u>
Total	215	100%

Establishments by Sales Volume		
Sales Volume	Establishments	Percentage
Less Than \$500,000	66	31%
\$500,000 - 1 Million	36	17%
\$1 - 2.5 Million	49	23%
\$2.5 - 5 Million	12	6%
\$5 - 10 Million	13	6%
\$10 - 20 Million	3	1%
\$20 - 50 Million	3	1%
\$50 - 100 Million	2	1%
\$100 - 500 Million	0	0%
\$500 Million - \$1 Billion	0	0%
Over \$1 Billion	1	0%
<u>Not Reported</u>	<u>30</u>	<u>14%</u>
Total	215	100%

Largest Establishments by Sales

	Annual Sales	Employees	NAICS
Chiquita Brands Intl Inc	\$3,090,000,000	20,000	42448009 Fresh Fruit & Vegetable Merchant Wholesalers
Denison Yacht Sales	\$81,967,000	150	44122225 Boat Dealers
Lawsuit Cash Today	\$64,546,000	107	52229103 Consumer Lending
Skanska USA Building Inc	\$44,843,000	120	23622005 Commercial & Institutional Building Construction
E G Cody Design Ctr Of America	\$24,348,000	25	42321030 Furniture Merchant Wholesalers
Janus Et Cie	\$21,624,000	100	44211012 Furniture Stores
Seaway China	\$18,035,000	20	45331001 Used Merchandise Stores
Cowtan & Tout	\$12,735,000	45	31323002 Nonwoven Fabric Mills
Just Catamarans Inc	\$11,709,000	30	71393003 Marinas
Carpet Source Inc	\$9,564,000	9	44221003 Floor Covering Stores
Work Place 4 Less	\$8,766,000	9	42321003 Furniture Merchant Wholesalers
Courtyard By Marriott Fort	\$7,043,000	50	72111002 Hotels (Except Casino Hotels) & Motels
Springhill Suites	\$7,043,000	50	72111002 Hotels (Except Casino Hotels) & Motels
Pvc Fence Wholesale	\$6,744,000	9	42339013 Other Construction Material Merchant Wholesalers
Starboard Yacht Group LLC	\$6,558,000	12	81149063 Other Personal & Household Goods Repair & Maint
Sprint	\$6,117,000	7	51731214 Wireless Telecomms Carriers (Except Satellite)
Ecs Inc	\$5,797,000	51	54151202 Computer Systems Design Services
Scotland Electric Supply	\$5,785,000	6	42361021 Electrical Apparatus/Wiring Supls/Rel Equip Whlsrs
Exxon	\$5,559,000	5	44719005 Other Gasoline Stations
Powell Brothers	\$5,464,000	14	71393007 Marinas

Largest Employers	Employees	Annual Sales	NAICS
Chiquita Brands Intl Inc	20,000	\$3,090,000,000	42448009 Fresh Fruit & Vegetable Merchant Wholesalers
CHEWY.COM	1,000	\$0	45391004 Pet & Pet Supplies Stores
First Service Corp	700	\$0	53121005 Offices Of Real Estate Agents & Brokers
Denison Yacht Sales	150	\$81,967,000	44122225 Boat Dealers
Skanska USA Building Inc	120	\$44,843,000	23622005 Commercial & Institutional Building Construction
Hull & Co Inc	115	\$0	52421001 Insurance Agencies & Brokerages
Lawsuit Cash Today	107	\$64,546,000	52229103 Consumer Lending
Janus Et Cie	100	\$21,624,000	44211012 Furniture Stores
Cruise.Com	85	\$0	56151007 Travel Agencies
Olsen Middle School	85	\$0	61111007 Elementary & Secondary Schools
Ecs Inc	51	\$5,797,000	54151202 Computer Systems Design Services
Courtyard By Marriott Fort	50	\$7,043,000	72111002 Hotels (Except Casino Hotels) & Motels
Springhill Suites	50	\$7,043,000	72111002 Hotels (Except Casino Hotels) & Motels
Cowtan & Tout	45	\$12,735,000	31323002 Nonwoven Fabric Mills
Jaxon's Ice Cream Parlour	40	\$2,085,000	72251117 Full-Service Restaurants
Historic Dockers	35	\$1,824,000	72251117 Full-Service Restaurants
Cte Watch Co	34	\$4,010,000	56191002 Packaging & Labeling Services
Just Catamarans Inc	30	\$11,709,000	71393003 Marinas
E G Cody Design Ctr Of America	25	\$24,348,000	42321030 Furniture Merchant Wholesalers
Chipotle Mexican Grill	21	\$1,095,000	72251301 Limited-Service Restaurants

Largest Industries by Establishments		Establishments
9999	Unclassified Establishments	14
4421	Furniture Stores	13
7225	Full-Service Restaurants	10
5411	Offices Of Lawyers	8
3371	Institutional Furniture Manufacturing	7
4422	Floor Covering Stores	6
5312	Offices Of Real Estate Agents & Brokers	6
3132	Nonwoven Fabric Mills	5
4412	Boat Dealers	5
5416	Process, Physical Distr/Logistics Consulting Svcs	5
7211	Hotels (Except Casino Hotels) & Motels	5
8121	Other Personal Care Services	5
3133	Textile & Fabric Finishing Mills	4
4232	Furniture Merchant Wholesalers	4
4441	Hardware Stores	4
5242	Claims Adjusting	4
5418	Public Relations Agencies	4
6211	Offices Of Physicians (Exc Mental Health Specs)	4
7139	Marinas	4
2383	Flooring Contractors	3

Largest Industries by Employment		Employees
4244	Fresh Fruit & Vegetable Merchant Wholesalers	20,001
4539	All Other Misc Store Retailers (Exc Tobacco Strs)	1,011
5312	Offices Of Real Estate Agents & Brokers	719
4421	Furniture Stores	177
4412	Boat Dealers	169
7225	Full-Service Restaurants	148
5242	Claims Adjusting	127
2362	Commercial & Institutional Building Construction	120
7211	Hotels (Except Casino Hotels) & Motels	118
5222	Consumer Lending	116
5615	Travel Agencies	85
6111	Elementary & Secondary Schools	85
3132	Nonwoven Fabric Mills	67
5415	Computer Systems Design Services	51
7139	Marinas	49
5411	Offices Of Lawyers	47
5416	Process, Physical Distr/Logistics Consulting Svcs	42
4232	Furniture Merchant Wholesalers	39
5619	Packaging & Labeling Services	36
3371	Institutional Furniture Manufacturing	34

Largest Industries by Sales	Sales
4244 Fresh Fruit & Vegetable Merchant Wholesalers	3,091,755,000
4412 Boat Dealers	88,525,000
5222 Consumer Lending	69,976,000
2362 Commercial & Institutional Building Construction	44,843,000
4421 Furniture Stores	38,279,000
4232 Furniture Merchant Wholesalers	37,984,000
4533 Used Merchandise Stores	19,839,000
3132 Nonwoven Fabric Mills	18,387,000
7139 Marinas	17,633,000
7211 Hotels (Except Casino Hotels) & Motels	16,622,000
4422 Floor Covering Stores	12,803,000
3133 Textile & Fabric Finishing Mills	9,208,000
5411 Offices Of Lawyers	9,030,000
5173 Wireless Telecomms Carriers (Except Satellite)	8,605,000
7225 Full-Service Restaurants	7,716,000
4441 Hardware Stores	7,612,000
4233 Other Construction Material Merchant Wholesalers	6,744,000
8114 Other Personal & Household Goods Repair & Maint	6,558,000
3371 Institutional Furniture Manufacturing	6,335,000
5415 Computer Systems Design Services	5,797,000

Largest Traded Industries	Sales
424480 Fresh Fruit & Vegetable Merchant Wholesalers	\$3,090,000,000
522291 Consumer Lending	\$69,976,000
423210 Furniture Merchant Wholesalers	\$37,984,000
713930 Marinas	\$17,173,000
721110 Hotels (Except Casino Hotels) & Motels	\$16,622,000
313230 Nonwoven Fabric Mills	\$12,735,000
313310 Textile & Fabric Finishing Mills	\$9,208,000
517312 Wireless Telecomms Carriers (Except Satellite)	\$6,117,000
541512 Computer Systems Design Services	\$5,797,000
423610 Electrical Apparatus/Wiring Supls/Rel Equip Whlsrs	\$5,785,000
313210 Broadwoven Fabric Mills	\$5,652,000
454110 Electronic Shopping & Mail-Order Houses	\$5,321,000
423440 Other Commercial Equipment Merchant Wholesalers	\$5,069,000
561910 Packaging & Labeling Services	\$4,010,000
337110 Wood Kitchen Cabinet & Countertop Manufacturing	\$3,677,000
541890 Other Services Related To Advertising	\$3,052,000
314110 Carpet & Rug Mills	\$2,551,000
517311 Wired Telecommunications Carriers	\$2,488,000
517919 All Other Telecommunications	\$2,488,000
312120 Breweries	\$2,465,000
541410 Interior Design Services	\$2,242,000
561210 Facilities Support Services	\$2,040,000
337920 Blind & Shade Manufacturing	\$1,984,000
541614 Process, Physical Distr/Logistics Consulting Svcs	\$1,898,000
<u>541611 Administrative & General Mgmt Consulting Services</u>	<u>\$1,771,000</u>
TOTAL	\$3,318,105,000

Advanced Industry Composition				
Industry		Establish- ments	Employees	Sales
Services		Establish- ments	Employees	Sales
Architecture & Engineering	5413	1	2	236,000
Management Consulting	5416	5	42	5,261,000
Computer Systems Design	5415	1	51	5,797,000
Other Telecommunications	5179	1	6	2,488,000
Data Processing & Hosting	5182	-	-	-
Software Products	5112	-	-	-
Wireless Telecom Carriers	5172	-	-	-
Web Search and Internet Publishing	5191	-	-	-
R&D Services	5417	-	-	-
Metal Ore Mining	2122	-	-	-
Satellite Telecommunications	5174	-	-	-
Medical & Diagnostic Laboratories	6215	-	-	-
<u>Cable & Other Programming</u>	<u>5152</u>	<u>-</u>	<u>-</u>	<u>-</u>
Services Totals		8	101	13,782,000
Manufacturing				
Semiconductors	3344	-	-	-
Precision Instruments	3345	-	-	-
Computer Equipment	3341	-	-	-
General Purpose Machinery	3339	-	-	-
Medical Equipment & Supplies	3391	-	-	-
Jewelry, Sporting Goods	3399	-	-	-
Aircraft Products & Parts	3364	-	-	-
Pesticides & Fertilizers	3253	-	-	-
Magnetic & Optical Media	3346	-	-	-
Stone & Mineral Products	3279	1	2	223,000
Commercial & Service Machinery	3333	-	-	-
Engine & Power Equipment	3336	-	-	-
Ships & Boats	3366	-	-	-
Railroad Rolling Stock	3365	-	-	-
Iron & Steel Products	3311	-	-	-
Foundries	3315	-	-	-
Electrical Lighting Equipment	3351	-	-	-
Aluminum Products	3313	-	-	-
Clay & Refractory Products	3271	-	-	-
Communications Equipment	3342	-	-	-
Petroleum & Coal Products	3241	-	-	-
Agri., Constr., Mining Machinery	3331	-	-	-
Basic Chemicals	3251	-	-	-
Audio & Video Equipment	3343	-	-	-
Electrical Equipment	3353	-	-	-
Motor Vehicle Parts	3363	-	-	-
Motor Vehicles	3361	-	-	-
Misc. Chemicals	3259	-	-	-
Misc. Transportation Equipment	3369	-	-	-
Motor Vehicle Body & Trailers	3362	-	-	-
Pharmaceuticals	3254	-	-	-
Misc. Electrical Equipment	3359	-	-	-
Household Appliances	3352	-	-	-
Industrial Machinery	3332	-	-	-
Resins & Synthetic Rubbers	3252	-	-	-
<u>Iron & Steel Products</u>	<u>3311</u>	<u>-</u>	<u>-</u>	<u>-</u>
Manufacturing Totals		1	2	223,000
Energy				
Oil & Gas Extraction	2111	-	-	-
<u>Power Generation & Supply</u>	<u>2211</u>	<u>-</u>	<u>-</u>	<u>-</u>
Energy Totals		-	-	-
TOTAL		9	103	14,005,000
Dania Beach Totals		214	23,774	3,622,061,000
Percentage		4%	0.4%	0.4%

Resident Labor Force

The employment characteristics of the City's residents is a crucial determinant in future growth, and addressing the employment strengths and needs of the City's residents is an important consideration in development of a new City Center. This section looks at the job characteristics of City residents. Our key findings are as follows.

Labor force participation

At the close of 2016, 15,486 Dania Beach residents aged 16 and over were full-time year-round workers with earnings. The City's labor participation rate — those workers actively engaged in work or job seeking — has held steady around 67 percent since 2012. Notably, the City's labor participation rate is higher than both the County and the US.

Educational attainment

Comparative overall educational attainment for Dania Beach residents is low. Only 32 percent of City residents have attained an associate degree or higher, compared to 41 and 39 percent for the County and the US. Only 17 percent of City residents earned a bachelor's degree, while only 8 percent have a graduate degree or higher, also both lower than the County and US.

Resident Occupations

Dania Beach residents are predominantly employed in sales and management occupations. 65 percent of all employed residents work in its six largest occupational categories. In order, they are:

- Sales and related occupations;
- Office and administrative support occupations;
- Management, business, and financial occupations;
- Education, legal, community service, arts, and media occupations;
- Food preparation and serving related occupations; and
- Transportation occupations.

Resident Earnings

Employed workers in Dania Beach earn less than the County average wage for 19 of 34 occupational categories. However, workers in five occupational categories stand out as earning considerably more than the County average wage, including:

- Computer and mathematical occupations;
- Health technologists and technicians;
- Law enforcement workers including supervisors;
- Transportation occupations; and
- Material moving occupations.

Mean earnings for City residents, at \$46,528 per worker, are 20 and 25 percent lower than average wages for the US and County. ***Importantly, Adjusted for inflation, mean earnings for employed City residents has declined by 6.8 percent since 2010.***

Another comparative gross measure of earnings is the 75/50 ratio — the ratio of workers earning more than \$75,000 per year, compared to the number earning less than \$50,000 per year. Only 14 percent of the City's employed residents earn more than \$75,000 per year, while 68 45 percent earn less than \$50,000. By comparison, 23 percent of workers in the US, and 20 percent of workers in the County earn more than \$75,000 per year.

Dania Beach's low ratio of workers earning higher wages puts it near the bottom of Cities and Counties in the US. ***However, even though its overall ratio of high-wage to lower wage workers is low, since 2010 the number of workers earning less than \$50,000 has shrunk by eight percent, while the number of workers earning more than \$75,000 during the same period has grown by 23 percent.***

This indicates that while the overall percentage of workers earning more than \$75,000 is low, it is rapidly expanding. Dania Beach's economy, if not producing higher paying jobs locally, it is attracting highly-paid resident workers to live there.

Household Income & Income Inequality

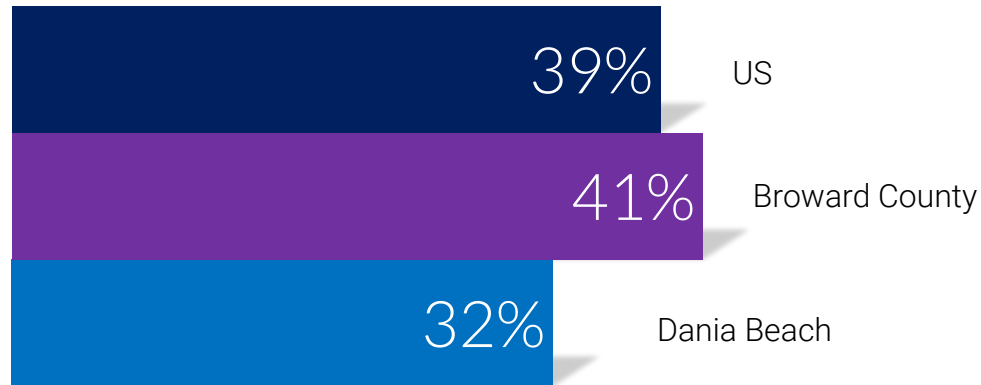
The City's median household income is 19 percent less than the County and nearly 22 percent less than the US. Adjusted for inflation, the City's median household income has declined 12 percent from 2010 to 2016, compared to the County (-7 percent) and the US (-3 percent).

Household incomes are clustered between \$35,000 to \$99,000, but also spikes in the number of households earning \$100,000 to \$149,999. The addition of residents earning \$75K or more may be driving this higher percentage of households at this income range.

The City's 95/20 ratio — the ratio of the mean earnings of households in the top 5 percent versus those in the bottom 20 percent — has grown from 21.1 to 23.9 from 2010 to 2016. The City's 95/20 ratio would place it among the top 36 counties (out of 3,007) in terms of income inequality nationwide.

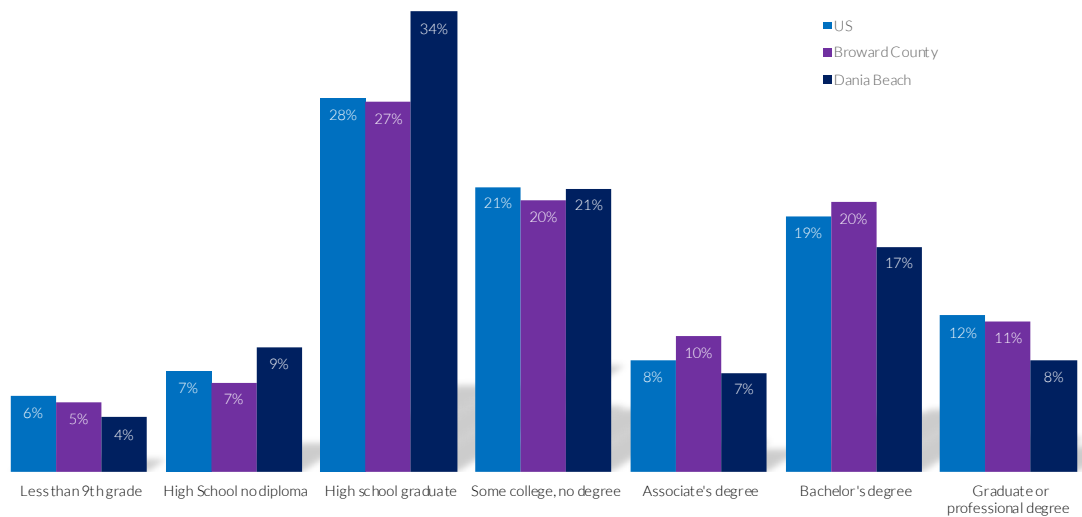
The City's 2016 poverty rate, at 23 percent, is over 9 points higher than the County, and 8 points more than the US.

Dania Beach Residents with Associate Degree or Higher



Educational Attainment, Population 25 Years and Older

(Pop. 25 & Over)



Comparative Employment by Occupation

	US		Broward County		Dania Beach	
Civilian employed population 16 years and over	148,001,326		910,527		15,486	
Management, business, science, and arts occupations:	54,751,318	37%	321,930	35%	4,292	28%
Management, business, and financial occupations:	21,990,616	15%	147,155	16%	1,893	12%
Management occupations	14,852,828	10%	102,227	11%	1,389	9%
Business and financial operations occupations	7,137,788	5%	44,928	5%	504	3%
Computer, engineering, and science occupations:	8,133,920	5%	33,861	4%	433	3%
Computer and mathematical occupations	4,130,533	3%	20,144	2%	284	2%
Architecture and engineering occupations	2,707,634	2%	10,258	1%	149	1%
Life, physical, and social science occupations	1,295,753	1%	3,459	0%	-	0%
Education, legal, community service, arts, and media	16,043,993	11%	87,807	10%	1,449	9%
Community and social services occupations	2,499,671	2%	12,673	1%	188	1%
Legal occupations	1,692,402	1%	13,683	2%	115	1%
Education, training, and library occupations	8,959,122	6%	44,905	5%	851	5%
Arts, design, entertainment, sports, and media	2,892,798	2%	16,546	2%	295	2%
Healthcare practitioner and technical occupations:	8,582,789	6%	53,107	6%	517	3%
Health diagnosing and treating practitioners and other	5,846,351	4%	35,997	4%	409	3%
Health technologists and technicians	2,736,438	2%	17,110	2%	108	1%
Service occupations:	26,765,182	18%	180,852	20%	3,317	21%
Healthcare support occupations	3,614,865	2%	25,425	3%	217	1%
Protective service occupations:	3,221,331	2%	25,636	3%	446	3%
Fire fighting and prevention, and other protective	1,777,506	1%	15,617	2%	338	2%
Law enforcement workers including supervisors	1,443,825	1%	10,019	1%	108	1%
Food preparation and serving related occupations	8,591,828	6%	55,108	6%	1,153	7%
Building and grounds cleaning and maintenance	5,841,063	4%	42,272	5%	724	5%
Personal care and service occupations	5,496,095	4%	32,411	4%	777	5%
Sales and office occupations:	35,282,759	24%	255,140	28%	4,636	30%
Sales and related occupations	15,813,870	11%	122,943	14%	2,476	16%
Office and administrative support occupations	19,468,889	13%	132,197	15%	2,160	14%
Natural resources, construction, and maintenance	13,171,632	9%	75,369	8%	1,464	9%
Farming, fishing, and forestry occupations	1,057,193	1%	1,363	0%	103	1%
Construction and extraction occupations	7,404,356	5%	42,056	5%	938	6%
Installation, maintenance, and repair occupations	4,710,083	3%	31,950	4%	423	3%
Production, transportation, and material moving	18,030,435	12%	77,236	8%	1,777	11%
Production occupations	8,770,632	6%	28,586	3%	562	4%
Transportation occupations	5,392,877	4%	33,372	4%	944	6%
Material moving occupations	3,866,926	3%	15,278	2%	271	2%

Resident Earnings by Occupation

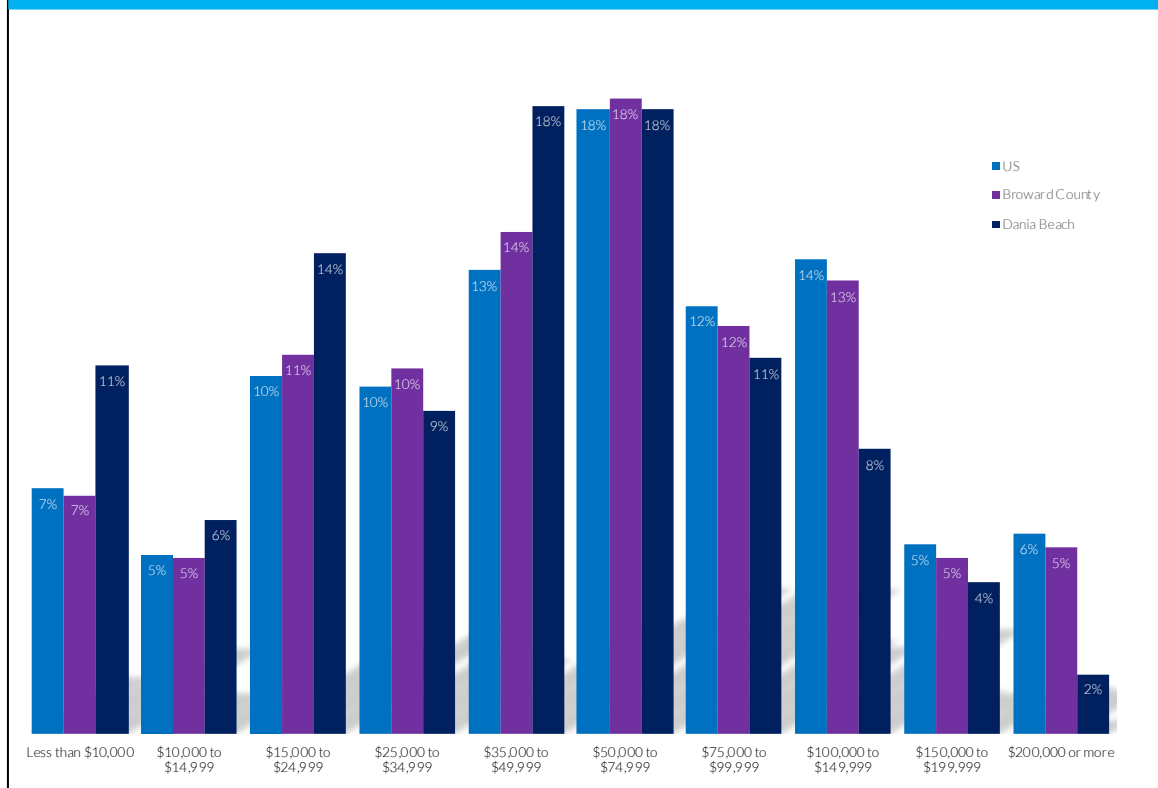
	US	Broward County	Dania Beach
Total:	\$34,557	\$32,135	\$29,303
Management, business, science, and arts occupations:	\$54,829	\$51,193	\$49,545
Management, business, and financial occupations:	\$62,461	\$56,629	\$50,898
Management occupations	\$66,693	\$61,334	\$51,062
Business and financial operations occupations	\$56,300	\$50,875	\$46,447
Computer, engineering, and science occupations:	\$72,115	\$62,346	\$78,102
Computer and mathematical occupations	\$74,805	\$64,045	\$92,632
Architecture and engineering occupations	\$75,186	\$64,457	\$56,563
Life, physical, and social science occupations	\$55,750	\$51,684	-
Education, legal, community service, arts, and media occupations:	\$41,128	\$41,257	\$41,525
Community and social service occupations	\$39,093	\$40,226	\$34,056
Legal occupations	\$75,239	\$57,374	\$67,847
Education, training, and library occupations	\$39,795	\$40,430	\$41,827
Arts, design, entertainment, sports, and media occupations	\$36,701	\$35,797	\$40,350
Healthcare practitioners and technical occupations:	\$54,053	\$54,629	\$62,865
Health diagnosing and treating practitioners and other technical	\$65,146	\$64,844	\$64,940
Health technologists and technicians	\$36,103	\$36,470	\$60,375
Service occupations:	\$18,220	\$20,124	\$18,632
Healthcare support occupations	\$22,660	\$22,956	\$26,550
Protective service occupations:	\$41,793	\$46,470	\$18,250
Fire fighting and prevention, and other protective service workers	\$29,945	\$28,359	\$8,382
Law enforcement workers including supervisors	\$55,704	\$75,342	\$77,578
Food preparation and serving related occupations	\$13,675	\$17,311	\$20,881
Building and grounds cleaning and maintenance occupations	\$18,894	\$17,596	\$17,597
Personal care and service occupations	\$15,637	\$17,148	\$16,172
Sales and office occupations:	\$28,684	\$28,351	\$27,264
Sales and related occupations	\$26,891	\$28,215	\$21,837
Office and administrative support occupations	\$29,632	\$28,409	\$29,808
Natural resources, construction, and maintenance occupations:	\$35,329	\$30,644	\$26,447
Farming, fishing, and forestry occupations	\$19,975	\$18,439	\$4,393
Construction and extraction occupations	\$33,531	\$27,229	\$27,017
Installation, maintenance, and repair occupations	\$41,251	\$35,927	\$34,271
Production, transportation, and material moving occupations:	\$30,488	\$27,400	\$29,484
Production occupations	\$31,791	\$26,492	\$21,667
Transportation occupations	\$33,426	\$31,633	\$35,897
Material moving occupations	\$22,420	\$21,274	\$28,935

Resident Worker Earnings			
	US	Broward County	Dania Beach
Full-time, year-round workers with earnings	165,325,178	995,494	17,322
Labor Force Participation Rate	64%	66%	67%
\$1 to \$9,999 or less	2%	2%	3%
\$10,000 to \$14,999	4%	4%	5%
\$15,000 to \$24,999	14%	16%	16%
\$25,000 to \$34,999	16%	18%	19%
\$35,000 to \$49,999	20%	21%	25%
\$50,000 to \$64,999	15%	14%	13%
\$65,000 to \$74,999	6%	5%	5%
\$75,000 to \$99,999	10%	8%	6%
\$100,000 or more	13%	12%	8%
Mean Earnings	\$60,920	\$57,292	\$46,528
Mean Earnings Growth (2010-2016)	-0.02%	-5.64%	-6.82%
Median Earnings by Educational Attainment			
Population 25 years and over with earnings	36,810	33,775	30,043
Less than high school graduate	20,924	19,310	17,534
High school graduate (includes equivalency)	28,672	26,298	25,479
Some college or associate's degree	34,412	32,308	35,210
Bachelor's degree	51,094	45,850	42,628
Graduate or professional degree	67,832	60,606	56,157
75/50 Ratio	0.4	0.3	0.2
Growth, Workers Earning \$75,000 or More (2010 - 2016)	5,222,021	15,485	264
Growth Rate	28%	14%	23%
Growth, Workers Earning \$50,000 or Less (2010 - 2016)	-1,073,379	18,507	-592
Growth Rate	-2%	5%	-8%

Comparative Household Income

	US	Broward County	Dania Beach
Median Household Income	\$55,322	\$52,954	\$43,202
Median Household Income Growth (2010-2016)	-3%	-7%	-12%
Poverty Rate	15%	14%	23%

Comparative Household Income



Housing

Housing Supply

The City's housing market is significantly different than the rest of the County in a number of key characteristics:

- Dania Beach has a higher percentage of multi-unit housing than the US and the County, as well as mobile homes;
- The City has a far smaller percentage of single-family homes than the US and County, as percentage of total housing units;
- Dania Beach has a higher housing density than the communities surrounding it as well as the rest of the County;
- Dania Beach has a far greater percentage of renters, and lower percentage of owners than the US and County — 50 percent compared to 64 and 63 percent;
- Dania Beach's housing supply is dominated by 2-bedroom units, comprising over 50% of the total housing inventory, while units in all other categories are significantly lower than in the US and County.

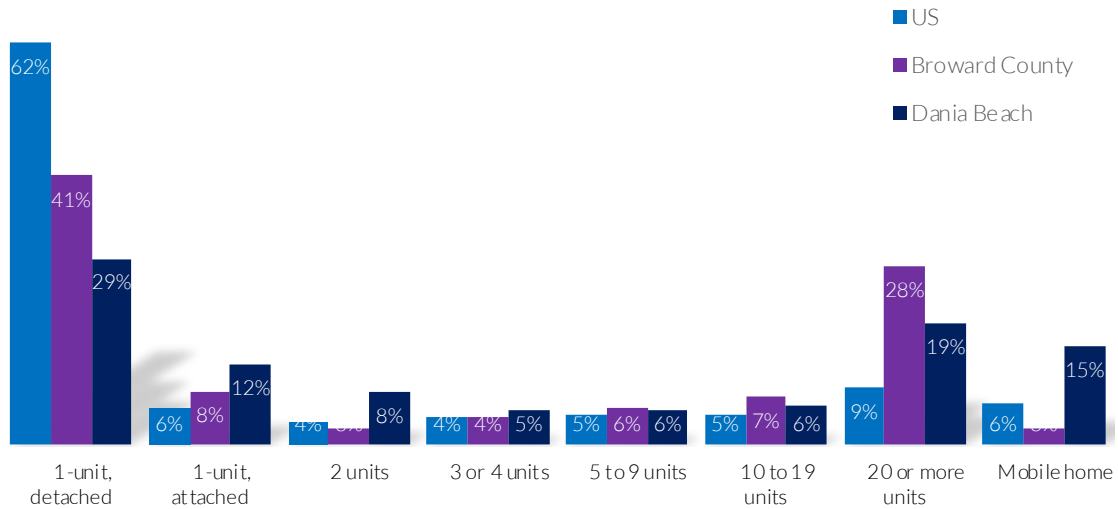
Housing Affordability

Dania Beach, like the rest of the Metro area, is facing sharply increasing housing affordability issues. The key indicators include the following.

- Despite the City's relatively low household incomes, its gross median rent, at \$1,209, is comparable to the County (\$1,226), and more than the US (\$949);
- The median value of existing homes is low compared to the County (\$167,300 vs. \$202,300);
- However, the median sale price of all housing units at \$219,100, is only 12 percent less than the County median sale price for year-end 2016. This indicates a rapid price increase over existing values within a few years;
- The combination of lower earnings, lower household income, and rapidly rising rents and home sale prices means that homes are both getting further out of reach for City residents, and housing cost as a percentage of total income is rising rapidly; and
- The median home sale price of units in the City is now 5.1 times greater than the City's median household income, compared to 4.6 and 4.3 for the County and the US.

Prices rising faster than incomes means that the percentage of City households who are cost-burdened — spending more than 30 percent of their income on housing costs — is dangerously high. 52 percent of all households in Dania Beach, renters and homeowners, are cost burdened. By comparison, Miami-Dade County is the second most unaffordable housing market in the US — 48 percent of its households are cost-burdened.

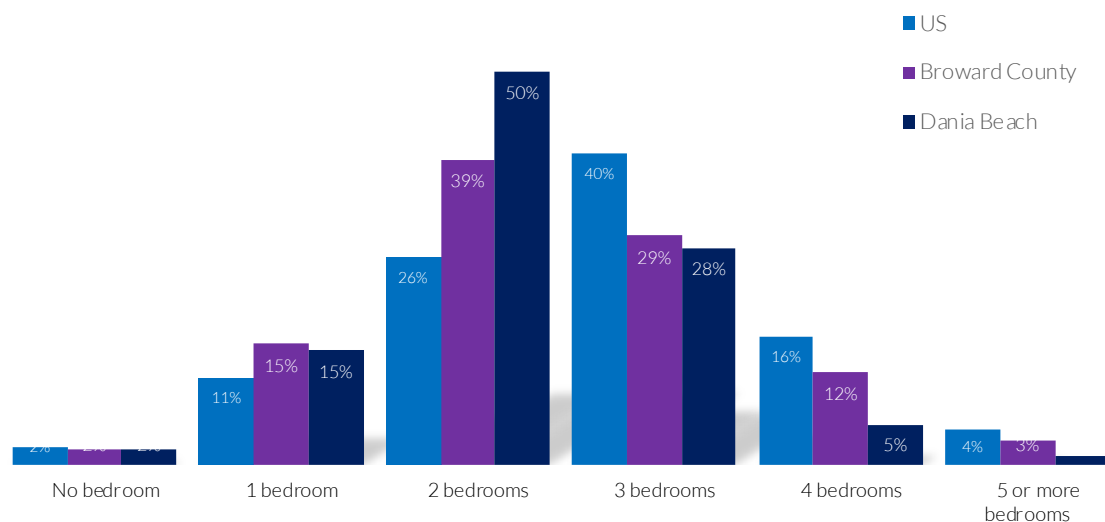
Housing Unit Type



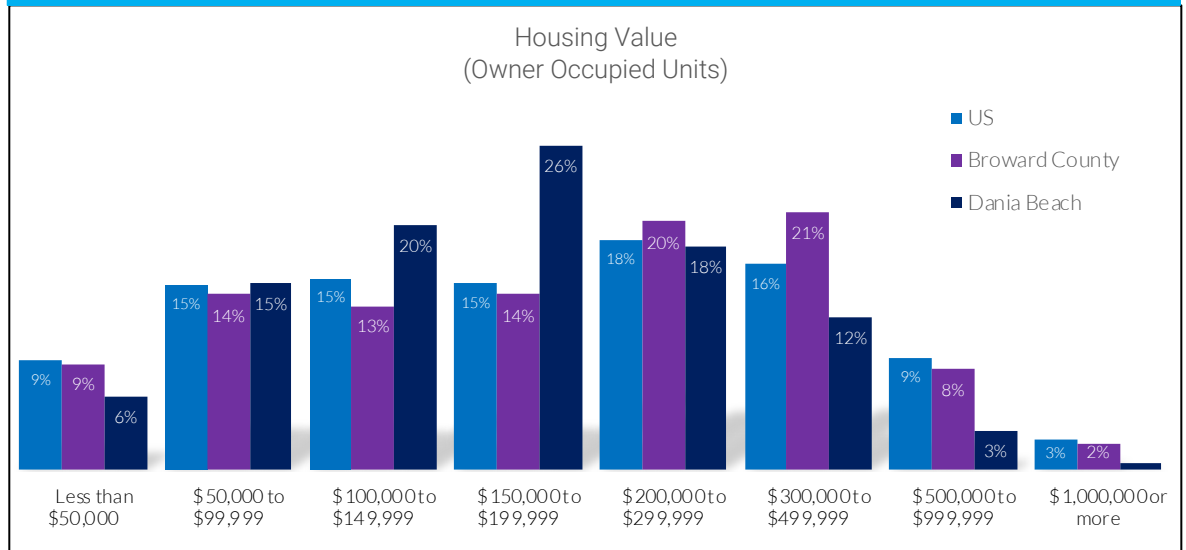
	US	Broward County	Dania Beach
Owner-occupied	64%	63%	50%
Renter-occupied	36%	37%	51%

Bedroom Distribution

Bedroom Distribution

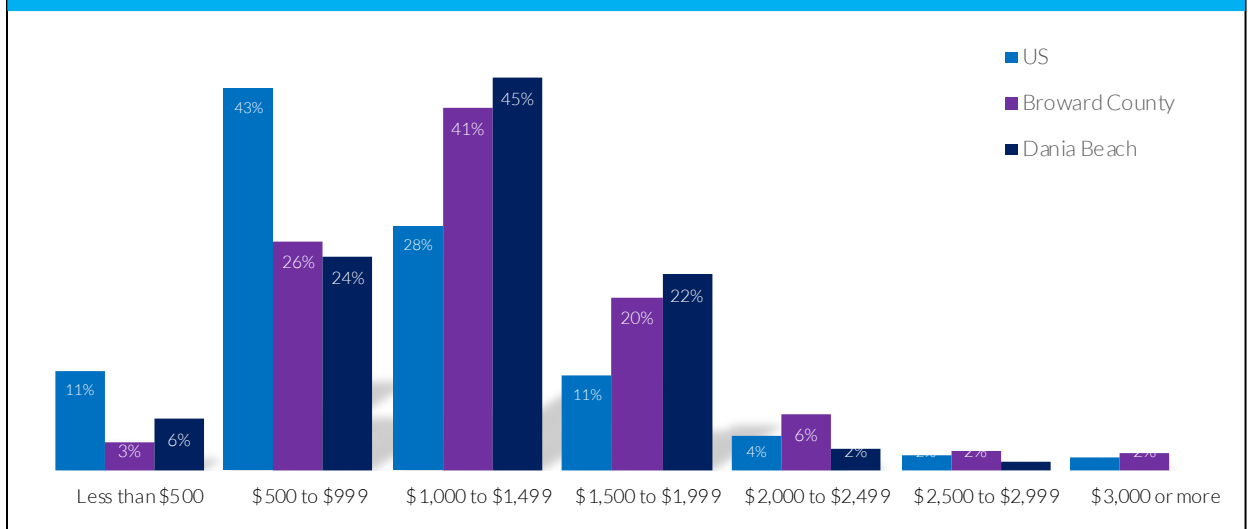


Housing Value - Owner Occupied Units



Median Value		
\$184,700	\$202,300	\$167,300

Comparative Gross Rent



Housing Affordability Indicators			
	US	Broward County	Dania Beach
Cost Burdened Homeowners	25%	37%	37%
Cost Burdened Renters	51%	61%	67%
Total Cost Burdened Households	34%	46%	52%
Median Household Income	\$55,322	\$52,954	\$43,202
Median Sale Price	\$238,800	\$246,100	\$219,100
Median Value vs. Median HH Income	4.3	4.6	5.1

The City's Geography of Work

Dania Beach has a relatively high **employment density**, or jobs per resident worker, compared to communities across the County. The US Census Bureau's *Longitudinal Employer-Household Dynamics* (LEHD) data tracks where workers live and work. The most recent data for the LEHD is 2015 and captures employment data slightly differently than the Bureau of Labor Statistics. However, the LEHD indicates a significant mismatch between where City workers live and where they work. The key indicators of the **Inflow/Outflow** analysis available through the LEHD data are as follows.

- Mean travel time to work for employed City residents is 26 minutes, which is comparable to the County and US;
- ***There are 14,283 jobs at businesses in the City, and 13,141 employed residents who live in the City, however, only 773 (5.9 percent) of these residents both live and work in the City;***
- 12,368 residents of Dania Beach are employed outside the City, and at the same time, 13,150 jobs in the City filled by non-residents.

Although not all of the City residents employed outside the City leave each day (some percentage telecommute), the implications are important. This pattern, if unchanged, adds significantly to traffic congestion, and second, represents lost income to City businesses in the form of rents and daily spending by workers at their place of work.

Real Estate Development Trends

Retail Development Trends

Demand for retail space across the US is the result of a number of longer-term trends. The future of retail in the region is being dramatically affected by the rapid growth of E-Commerce, which according to Deutsche Bank's RREEF Global Real Estate Research Group, is capturing a significant share of sales in commodity items. E-commerce sales are pervasive — excluding auto-related purchases (which are now also selling on-line) e-commerce has grown over since 2012, seven times the overall retail sales growth rate. The amount of e-commerce retail sales in 2012 (\$157 B) would equal between 350 million and 500 million square feet of leased retail space, based on sales volumes, which represents about a third of the vacant retail space in U.S. shopping centers and retail districts.

The impact on brick-and-mortar retail locations has been significant. Retailers are responding through a number of strategies, including:

- Store elimination — national chains are rapidly closing significant portions of their physical store locations;
- Fewer and smaller stores, and a business focus on productivity (sales per square foot) over growth: Commodity retailers, especially big-box retailers, are especially vulnerable to online sales loss;
- Using an "Urban" Strategy — moving stores closer to urban consumers, with smaller footprints, from 15,000 to 60,000 square feet, instead of over 100,000 to 200,000 square feet in size;

- Flagship Stores in high-end and high-rent locations, designed to market the brand, often at boutique scale size, and Multi-Brand Stores, bringing multiple brands under one roof, or the “store-within-a-store” format in which one retailer co-locates within others.

Traditionally, population growth drove new retail development predictably, and retail square footage per person grew through 2009-2010. However, despite population growth, since 2014 the total inventory of retail space in Broward County has grown by only 4 percent (3.9 Million square feet). Square feet of retail per capita has been flat, at just over 55 square feet per person. Retail construction has been aided by rising rents in Miami, as well as increased tourist-driven shopping.

Office Space Trends

Across the US, traditional office-based employment is changing in favor of more remote work and telecommuting, non-traditional office space and office sharing, and solo business ownership. Four major trends are driving the new geography of work and office development, as follows.

1. Rise of the Non-Employer Establishments and the “Gig” Economy

The Miami Metro’s percentage of small, micro, and non-employer business establishments are unusually high. According to a recent study by the Fuller Institute at George Mason University, the Miami-Fort Lauderdale metropolitan area (which includes Palm Beach County) leads the nation in the total number of non-employer firms per capita and has the fastest growing number of non-employer businesses. Non-employer firms are sometimes called the “Gig” economy — businesses that are self-employed and usually perform work as independent contractors. Between 1997 and 2015 the number of non-employer establishments in the Miami metro area grew by 142 percent, more than twice the national average, at 58.6 percent.

Non-employer data is unavailable at the City level. Broward County in 2016 had 60,204 employer establishments and 252,396 non-employer businesses. Non-employer establishments in Broward County currently represent 27 percent of all employment and account for 25 percent of all payroll, both increasing by less than 1 percent each year. From 2010 to 2016 the number of employer establishments grew by 8 percent, while non-employer establishments grew by 23 percent.

2. The Changing Economics of Traditional Office Development

After the recession, U.S. companies are rethinking their use of office space, consolidating and re-engineering their business practices to find ways to shrink and share office space, including outsourcing non-core functions, such as IT, accounting, human resources, marketing and legal to lower cost providers;

Across the U.S., employers are aggressively shrinking the amount of square footage per employee. According to the CoreNet Global Corporate Real Estate 2020 survey, square feet per employee in the office sector shrank from 225 square feet in 2010 to 176 in 2012, and is projected to reach 151 or less in 2017;

3. The Growth of Co-Working Space

According to Yardi Matrix, Miami and Fort Lauderdale are among the top locations for co-working space development. The Miami market has 59 co-working locations totaling nearly

1.4 Million square feet of space, while Fort Lauderdale has 22 locations totaling 305,927 square feet. At 2.7 percent of all office space, Miami has the highest percentage of coworking space of 200 markets studied, including New York, Los Angeles, and San Francisco. The Fort Lauderdale market, at 1.2 percent, is eighth, just behind San Francisco. Demand is driven by the County's large number of small businesses and start-ups.

Even as the county economy adds jobs, the combination of occupation structure and changed business practice means that economic expansion will take place with much less new office space development than has been historically required in the past.

4. Telecommuting as a Major Work Location and Lifestyle Choice

Global Workplace Analytics and Flexjobs recently completed the most comprehensive analysis of telecommuting in the US. The key findings of its 2017 report are:

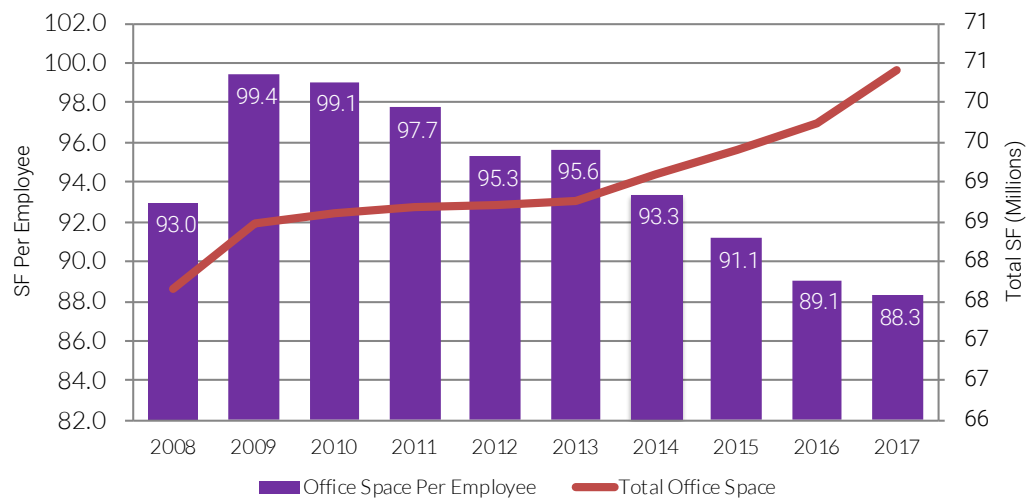
- Corporations are adopting **workshift** strategies, placing talent closer to their customers and away from the central office. Aided by technologies such as Skype and GoToMeeting, **telecommuting is not only a way to save on office space but offering it as part of employment packages is ranked by 46 percent of corporate leaders in a recent Deloitte survey as second only to compensation as the best way to attract talent.** A 2017 Gallup survey found that 43 percent of workers now work at least one day per week from home;
- Regular telecommuting grew 115% in the past decade, nearly 10 times faster than the rest of the workforce;
- The average annual income for most telecommuters is \$4,000 higher than that of non-telecommuters;
- The percent of women and men who telecommute is about equal;
- Half of telecommuters are 45 years of age or older, compared to just 41% of the overall workforce;
- Telecommuters are, on average, more highly educated than other employees. Approximately 53% have at least a bachelor's degree, compared to 37% of non-telecommuters;
- Telecommuting is most common in Management occupations, but employees in Computer, Mathematical, and Military occupations work at home much more frequently than their peers;
- While the Professional, Scientific, and Technical Services industry has the highest percentage of telecommuters relative to its share of the workforce, the Management of Companies and Agriculture industries top the list; and
- In more than half of the top U.S. metros, telecommuting exceeds public transportation as the commute option of choice. It has grown far faster than any other commute mode.

According the US Bureau of Labor Statistics **American time Use Study**, 24 percent of all workers in the US do all or some of their work at home, up from 21 percent in 2006. The percentage varies widely by occupation. 37.8 percent of workers employed in **management, business, and financial operations occupations** report working all or some part of their workweek from home.

Regional and Local Impacts

The net effect of these trends is that like retail space, traditional office space is becoming less tied to employment growth, and less important to the functioning of modern organizations. The regional impact is clear: ***although Broward County's employed labor force is 15 percent larger than in 2010, its total office space has grown by only 3 percent, and total office square feet per employee is 11 percent less.***

Broward County Office Space per Employee

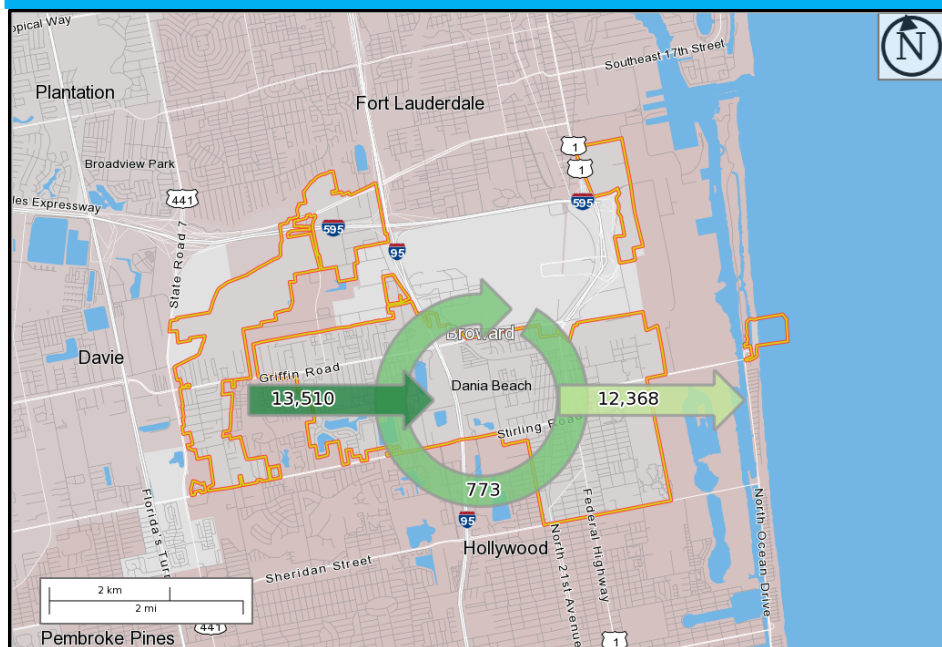


Source: Bureau, of Labor Statistics, CoStar.
Analysis by FIU Metropolitan Center

Dania Beach Resident Worker Commute Times

	US	Broward County	Dania Beach
Workers 16 years and over	145,861,2	892,638	14,960
Car, truck, or van -- drove alone	76.4%	79.4%	76.7%
Car, truck, or van -- carpooled	9.3%	9.4%	7.2%
Public transportation (excluding	5.1%	3.0%	3.4%
Walked	2.8%	1.3%	3.2%
Other means	1.8%	2.1%	6.9%
Worked at home	4.6%	4.9%	2.6%
Mean travel time to work (minutes)	26.1	28.0	26.3

Dania Beach Worker Inflow-Outflow



Total Jobs in Dania Beach	14,283	
Employed in City but Live Outside (Inflow)	13,510	94.6%
Employed and Live in the City	773	5.4%
Live in City but Employed Outside (Outflow)	12,368	94.1%

Percent of workers doing some or all of their work on their main job at home, 2006–2015 annual averages, United States										
Year	Total	Management, business, and financial operations occupations	Professional and related occupations	Service occupations	Sales and related occupations	Office and administrative support occupations	Construction and extraction occupations	Installation, maintenance, and repair occupations	Production occupations	Transportation and material moving occupations
2006	21.1	32.3	33.2	12.1	20.3	8.2	14.5	10.9	3.8	6.1
2007	19.9	32.3	30.6	11.3	20.7	7.8	10.6	7.3	4.0	6.0
2008	21.1	29.8	32.1	13.0	24.3	12.3	5.5	9.2	5.5	7.3
2009	23.6	35.5	38.3	13.7	21.7	9.0	11.4	12.0	5.2	6.6
2010	23.6	32.9	32.9	15.0	26.6	10.6	11.6	12.7	6.3	10.3
2011	21.3	34.2	33.5	9.5	20.0	12.8	10.1	11.3	5.2	5.2
2012	23.2	35.5	37.0	10.1	21.4	9.3	16.0	14.7	6.2	7.2
2013	22.9	35.1	34.8	11.0	21.4	11.1	17.0	14.8	7.9	6.2
2014	23.1	36.8	34.0	12.0	26.0	8.5	15.0	9.5	4.6	6.3
2015	24.1	37.8	34.6	10.5	22.1	11.2	16.2	9.6	5.5	7.7

Source: US Bureau of Labor Statistics American Time Use Study, 2017

Housing Market Choice

The two largest components of the nation's age demographic — millennials (ages 16 to 34), and baby-boomers (ages 54 to 70) — are significantly driving changes in demand for different types and locations of housing. Today, there are more than 35 million Americans age 65 and older, and that number is expected to rise to nearly 55 million by the year 2020. Older adults are overwhelmingly choosing to stay in their own homes and communities as they age. Just last year, AARP surveyed Americans over 50 and discovered that 89 percent wanted to stay in their own homes as long as possible.

Millennial and senior housing preferences are becoming increasingly similar, and both seniors and millennials are seeking housing with similar characteristics. Both 55 plus and millennial households are seeking:

- Rental, rather than owner housing, even for single family homes. National and regional markets have been undergoing a significant shift from owner occupancy to rental housing. In addition to the demographic forces described above, household income declines and tightening of credit for home mortgages have driven a growing number of households into rental housing.
- Smaller size housing units, and multi-family housing — Developers have responded quickly to shifting demand in the County, delivering new multi-family housing with smaller units. In the County the total number of single-family units has actually declined, while the number of units in multi-family buildings, particularly those with 10 units or more, has grown steadily since 2011;
- Neighborhoods in close proximity to shopping, conveniences, recreation and entertainment;
- Locations requiring less drive time to work, and in proximity (less than 1/2 mile) to mass transit, and a mix of alternative transportation modes, including bicycles and walking. Millennials are the first generation since the invention of the automobile to drive less miles than their parents. Car ownership per household is also dropping, driven by millennials, and these trends are accelerating;
- More outdoor amenities, including garden plots, walking/jogging trails, parks, outdoor pools, and local drug/convenience stores.

According to the 2015 Community Preference Survey conducted by the National Association of Realtors:

- When choosing a new home, respondents want transportation choices. 85% said that sidewalks were important and 79% said that being within an easy walk of places was important.
- Compared to other generations, Millennials placed more importance on walkable communities, providing convenient alternatives to driving, expanding public transportation, having transit close by, and developing communities where more people do not have to drive long distances.
- Many people want to live in a more walkable neighborhood than they do now. Overall, 25% currently live in a detached, single-family home, but would prefer to live in an attached home in a neighborhood where they could walk to places & have a shorter commute; and

- People who currently live in neighborhoods with lots of places to walk to nearby are more satisfied with the quality of life in their community.

Increasingly, alternative mobility and transportation are also shaping the regional and national housing market, as demand for non-automobile transportation grows each year. Leading national surveys indicate a strong growth in demand for walkable, mixed-use communities with transit access. As stated by the National Transit Institute, “Americans want more housing and transportation choices and are looking for convenience and affordability.”

Given the City’s existing size of its 55-plus age demographic, and the growth of its Millennial population, developing a mix of housing units to address the housing choices and needs of both age groups will need to be a critical part of future housing policy strategies.

Dania Beach’s Heated Development Market

Dania Beach has experienced significant new development demand over the last five years, and has arrived as a regional destination for new investment. Hollywood and Downtown Fort Lauderdale have been experiencing a building boom-let over the same period.

Dania Pointe marks a new phase in the City’s development. The 102-acre new community has been approved for the development of almost 1 million square feet of retail and restaurants, 500,000-1,000,000 square feet of Class A office space, 300 hotel rooms, up to 1,000 luxury residential units, public space, and entertainment venues. According to the Project’s master developer, “Dania Pointe’s sophisticated mix of shop, work, live, play and stay options will make it Broward County’s preeminent lifestyle destination.”

In addition to Fort Lauderdale and Hollywood, the development of Dania Pointe proves the area’s demand for new development. At first glance, the rate of development, bolstered by Dania Pointe, would seem to strain local absorption rates. However, developers are drawing on the regional market, and continue to successfully sell properties to an international market of new residents, buyers, businesses, and investors.

Dania Pointe also proves that there can be a high demand location for major residential and commercial development. The profile of residential and commercial development appears to differ from the City’s current markets. At the moment, the project is being marketed to primarily high-end retailers requiring large footprints. Rents will probably be at a higher segment than is currently in Downtown Dania Beach. The Project Team is optimistic that Dania Pointe will not likely draw a large number of retailers out of the central City.

Tri-Rail Coastal Link and Transit Oriented Development (TOD)

The Florida East Coast Railroad is planning to add passenger service on its easternmost rail lines, and is planning a station at the intersection of its rail tracks and West Dania Beach Boulevard — right next to City Hall. ***It is the Project Team’s assessment that accessible, comfortable, and convenient rail passenger travel to and from Broward County and Downtown Miami will only grow in value to travelers, commuters, and residents seeking alternatives to increasingly difficult automobile transportation across the region.***

Dania Beach is an established regional crossroads location, and its proximity to all of South Florida’s major transportation assets only amplifies the potential value of a new Coastal Link

station. The value of a new station, its impact on neighboring properties, and the City Center concept, cannot be understated. This is a major opportunity — it will be one of only 25 stops between Downtown Miami and Jupiter, and only 1 of 8 stops in Broward County.

Dania Beach's location directly between Ft Lauderdale and Downtown Miami provides a built-in competitive advantage as it would be a convenient ride to both South Florida's major employment destinations. As one of only eight locations in the County, a TOD project would also help draw demand for other land uses and build a new Dania Beach Brand.

However, commuter rail stops only work with high residential and job density, a dense mix of uses, and a design that integrates residential and commercial spaces into the station itself. Most high-quality Transit Oriented Design (TOD) projects drive development of the adjoining real estate, by planning an integrated project designed to capture the value of convenient commuter rail. It is our opinion that the development of the City Center as a high-quality, unified, TOD project, will significantly improve its value, success, and economic sustainability, regardless of the final development program. ***In fact, the development of the rail station stop, and its integration, or lack thereof into the City Center Final Plan may well dictate the fate of the City Center project.***

System Map



Tri-Rail Coastal Link

Getting Southeast Florida To Work



City Center Site Zoning

The City's City Center Zoning District (CC) encompasses the City's downtown core, including the proposed City Center site. Developing a supportive zoning framework is one of the most important considerations in redevelopment of sites such as these. Fortunately, the current zoning regulations under CC are forward-looking, and will very positively affect private demand to redevelop the site. The main features of the City's CC zoning are:

- An as-of-right building height of 7 stories, which can be extended to 14 stories by taking advantage of density bonuses including contributing to the City's parks funding or including affordable housing within the project;
- A flexible mix of allowed and complementary uses, including residential, commercial, office, and retail; and
- A suitable allowed residential density. As-of-right development allows 50 dwelling units per acre (DU/AC) , but with density bonuses extends to a maximum of 150 DU/AC.

Current national research indicates that ridership, and therefore economic sustainability of TOD projects increases directly with the density of residential development and employment. It is generally recognized that 30 dwelling units per acre is a bare minimum to support bus transit system stops, but rail transit ridership functions best at **minimum** densities from 100 to 150 units per acre or more. Similarly, if a TOD serves employment uses, transit ridership functions best when uses within ¼ mile of stations is a minimum of 50 jobs per acre.

The CC zoning for the core center area of the CC District meets these standards, and provides opportunity to develop a high-density mixed-use project. However, the transition zone on the western edge of the CC District, along the east edge of the FEC Rail line, allows only 8 stories maximum height. The study team's only recommendation would be reconsider recasting this strip of properties to match densities in the core of the CC, as they are directly along the rail line, and higher densities would benefit ridership and station development considerably at this location.

Sea Level Rise as a Competitive Advantage?

According to forecasts by the National Oceanic and Atmospheric Administration (NOAA) and US Army Corp of Engineers, the FEC runs along a slightly elevated ridge which for the most part is immune to sea-level rise up to three feet. Generally, Broward County is expected to experience less negative sea-level rise effects over the next century than Miami-Dade County. Specifically, Downtown Dania Beach, under current forecasts, escapes permanent and tidal inundation over the next 50 to 75 years.

This may be a major competitive advantage, as developers continue to seek out property opportunities that will be safe from the most negative sea-level rise and hurricane event locations. Properly marketed, this fact can help drive interest in the City Center site, as well as the remainder of Downtown Dania Beach.

The Developer Focus Group

Goals of the Developer Focus Group

The development team led a developer focus group to get the perspective of the development community on Dania Beach and the City Center Concept. The goal of the focus group was to tap the expertise of the participants to:

- Better understand Dania Beach's position within the regional economy and its brand identity;
- Gather your insight as to Dania Beach's potential — what you see as the City's greatest opportunities and vision for a sustainable, prosperous and dynamic future;
- How a redevelopment of a new City Center at the City Hall complex advances a vision of its future, and
- What a redeveloped City Center begins to look like — what are the most interesting, viable, and market responsive mix of uses it could contain.

The focus group took place on July 10, 2018 at City Hall, over 2½ hours. Over 30 participants, representing the area's largest real estate development companies, the owners and development partners of Dania Pointe, local property owners, small development companies, construction companies and construction engineers, and non-profit as well as community groups participated. The result was a spirited and thoughtful conversation on Dania Beach and the potential for the City Center concept.

The Center's Senior Fellow, Kevin Greiner and Dr. Ned Murray, the Center's Associate Director moderated the focus group. Participants were given a presentation of the key economic and development findings of the research team. Afterwards, the discussion moved to answering the following questions:

- 1) What is Dania Beach's current brand? What is its competitive position in the region? Does Dania Beach lead specific economic activities in the region?
- 2) What are Dania Beach's greatest competitive advantages and strengths? What are its greatest competitive disadvantages and weaknesses?
- 3) What's the next step for Dania Beach? What *can* it become? What is its greatest potential(s)? Give us your vision of Dania Beach's most desirable future.
- 4) Can a redevelopment project help drive broader change – for example – attracting a new demographic, creating new job opportunities, growing certain industries, creating entrepreneurial opportunity, growing wages and incomes, and/or insuring against climate change / sea level rise issues?
- 5) How does a redevelopment of the City Hall complex and surrounding properties help drive achievement of the vision outlined in Question 3? Keep in mind its relationship to major development projects underway. Should it be redeveloped at all?
- 6) What are the best and most realistic development opportunities for the complex – including, but not limited to: housing, retail, commercial, employment generating uses, entertainment, and transportation mobility? Keep in mind other major projects

in the City and County. Are there projects from Florida and/or the rest of the country that would be good models for redevelopment of the complex?

- 7) What's the best development model? Public, private, or a public-private partnership? One developer or many? Recent examples?
- 8) If the redevelopment features new private development, what value — incentives, cost reduction, grants, contribution — can the City offer to both make the project more attractive, and drive the shape of the project?

Results of the Focus Group

A summary of the answers and discussion offered by the focus group participants is as follows.

The Dania Beach Brand

- There is no Dania Beach Brand
- The City lacks its own identity
- Its old brand used to suggest antiques, small old businesses, but even that has faded
- Dania Beach is a place you travel through, but can't find a reason to stay
- The City needs a vision before it can develop a brand
- IT takes a lot to overcome a bad brand

Competitive advantages and strengths?

- Location, location, location
- Location between the port and the airports
- Limited traffic congestion
- Dania Beach's architecture, especially Florida mid-century and Florida "beach" architecture
- Access to the Beach
- Quality of the City's Beachfront and beaches
- The opportunity to create a new brand
- The speed of development in Dania Beach – much faster than the surrounding region, a major advantage, way faster than in Miami-Dade County
- Dania Beach is at the center of the highest growth area in the State

Competitive disadvantages and weaknesses?

- Why come to Dania Beach?
- New hotels need architectural character to define Dania Beach. Newer hotel design is generic, square, not distinctive
- Lack of jobs

- Lots of workers commute in, but aren't a part of the community
- Dania Beach needs a compact centralized community
- Dania Beach needs affordable housing, but financing is difficult
- Dania Beach needs affordable housing, but financing is difficult because of the City's difficult economics
- Lack of developable land
- Disconnect between City Center and the Beach – it's a challenge to connect them
- Infrastructure, parks, and a schools are a weakness that needs to be improved
- City's incentive structure is weak
- Lack of workforce housing
- The City's communication with its communities needs to improve

What's the next step for Dania Beach? What is its greatest potential(s)? Give us your vision of Dania Beach's most desirable future. Can a redevelopment project help drive broader change?

- Dania Pointe has started a renaissance for Dania Beach
- Dania Beach's brand is already changing, and Dania Pointe
- Dania can redefine its image and attractiveness by defining a different architectural style – try to develop something that is unique and distinctive
- Dania Beach could be a family-centered town
- Dania Beach could play a critical role in growing the supply of the County's workforce housing
- The City could be a super high-end beach community, a "boutique" beach community
- The City could be like Laguna Beach
- The City could have zoning that no other Florida community has – sidewalk clubs, dining
- Dania Pointe is a game changer – 6,000 jobs, residences, retail, and Dania has the potential to be the lifestyle City of the future. Connecting it with the rest of the City could create a new, different community.
- Dania Beach needs to embrace its wealth of multi-modal transportation, and provide model access for all
- The City's Marinas, waterways and marine industries provide a platform on which to build visions of new neighborhoods with greater water access and embracing living with water
- Dania Beach shouldn't be the City of the future, but the **Town** of the future – a small-scale, walkable, modern beach community
- Dania Beach could be a model for small-scale business development

- Dania Beach should be a Town of neighborhoods – increase City spending on building distinct neighborhoods and places to live
- Dania Beach could be a destination in Broward County, like South Beach in Miami-Dade
- Dania Beach could be and should be a City of choice – offer alternatives for living, working, and gathering
- Dania Beach should develop air and aeronautical industries and business
- Dania Beach could be cross-generational – Miami Lakes is a good model
- The new Dania Beach depends on multi-family housing. This is how it can compete
- Whatever it becomes, don't lose its soul – keep Dania an ***Oasis of Charm***
- Dania Beach should be something else – be in different markets – serve the middle and upper middle-income population
- Dania Beach should be as walkable as possible – build a new relationship between living and working
- Dania Beach could function on industries focused on the future – a ***Tech city*** – home to business accelerators and incubators
- “Dania Beach 5.0” needs to include ***all of the City***, and make its own image by being itself
- Dania Beach can be a quiet bedroom community, offering a controlled, quiet life
- Dania Beach needs to keep its history

How does a redevelopment of the City Hall complex and surrounding properties help drive achievement of the vision outlined in Question 3? Keep in mind its relationship to major development projects underway.

- It builds the City by connecting to Dania Pointe
- Build the City by connecting it to the south
- Build air, sea, and rail connectivity
- Beautify Dania Beach Boulevard to drive investment and change
- Stirling Road and I-95 is the new center of the County – build on that to drive growth
- Make the City Center the center of public life to drive change
- The City Center should have connected uses to drive change throughout the downtown
- Work-live is crucial to drive new development
- Develop smaller units, consider density in a different way
- Make all effort to integrate the City physically, and by income – this benefits all - bridge income gaps

- Take advantage of cultural opportunities to drive change and investment

What are the best and most realistic development opportunities for the complex?

- Small-scale conventions
- Mixed use – residential, government, commercial
- Use the Boynton Beach Government Complex as a model – government, residential, and community uses
- A mix of government, community, and restaurant uses
- Incorporate the train – stations drive office development
- City of the future theme – technology, incubators, research complex
- Incorporate a direct link to the Airport
- Use Schools to anchor the new development – use it to increase educational choice. Rail also opens school choice. Develop a school that has a Dania Beach flavor. Offer educational programming tied to development, or to local industries
- Sea level rise drives the need for higher density, especially residential
- Make the project less about cars, and more about mobility by other modes
- Provide housing for all workers.
- A marine institute for jobs
- Make the project a landmark project – something memorable
- Base the project on Smart City principles
- Add unique businesses to the mix

What's the best development model? Public, private, or a public-private partnership? One developer or many? And, If the redevelopment features new private development, what value can the City offer to both make the project more attractive, and drive the shape of the project?

- Use a Public-Private Partnership
- The appraised land price is high – use a long-term lend-lease structure where the City shares in the back-end profits on the property income
- Develop local property tax abatement
- Incentive: in a P3 deal, Sarasota FL, financed a shared parking structure as its contribution to its latest civic project
- Demand a strong Community Benefits Agreement (CBA). Make sure Dania has the local skill sets to make a CBA work otherwise you won't find the workers needed
- CBA benefits are overstated
- Re-zone the City Center properties as a Planned Unit Development (PUD)
- Use multiple developers, not a single developer as partners

The Developer Focus Group Participants

Organization	Name
1 Academica	Frankie Mestre
2 Beame Architectural	Larry Beame
3 Burk Miami	Alexander Burkhardt
4 Canterbury Square	Steven Casper
5 Carnahan Proctor Cross	Dan Tintner
6 Carnahan Proctor Cross	Freddie Vargas
7 City of Dania Beach	Colin Donnelly
8 City of Dania Beach	Marc LaFerrier
9 Coldwell Banker	Chris Evert
10 Collins Real Estate	Rodney Collins
11 Creative Workshop	Jason Wenig
12 Dania Beach CRA	Kathleen Weekes
13 Dania Beach CRA	Kisha Payen
14 Dania Beach CRA	Rickelle Williams
15 Emerald Construction	Dante Alvarez
16 Emerald Construction	Denise A. Castro
17 Fifth Avenue	Kim Ford
18 FIU	Edward Murray
19 FIU	Kevin Greiner
20 Greenspoon Marder	Steve Wherry
21 Harrison Development	Dean Harrison
22 Harrison Development	Jada Harrison
23 Keith and Associates	Steve Williams
24 Master Development Partners	Robert Shapiro
25 Master Development Partners	Thekla Salzman
26 Master Development Partners	Terry Salzamn
27 Merrimac Ventures	Dev Motwani
28 Neighborhood Renaissance	Carlos Toledo
29 Neighborhood Renaissance	Michael Pecar
30 Pumps Inc.	Fred Bloetscher
31 Related	Andrew Velo
32 Rexall Pharmacy	Cris Lowy
33 Stellar Homes	Joyce Villar
34 Zyscovich, Inc.	Suria Yaffar

The City Center Community Charette

The Residents Speak

On July 23rd, 2018, over 100 residents from Dania Beach gathered at a Community Charette to share their ideas and to produce development concepts for a New City Center. The Charette process was broken into three parts. During the introductory session, Kevin Greiner, Senior Fellow at the FIU Metropolitan Center, presented an overview of Dania Beach's economy, housing market, and trends in downtown redevelopment and new City administration complexes across the US.

During the second development "brainstorming" session, participants identified potential development uses for a new City Center, and then "voted" on seven critical issues, and ranked the development uses that came out of the brainstorming session. The results of the survey ranking was as follows.



Survey Question 1: What are the most important issues facing Dania Beach?

Participants ranked the following, in order, as the six most important issues facing the City (out of 13):

- More and improved parks & Green space (24 votes)
- Reducing traffic congestion (23 votes)
- Expanding Job Opportunity & Creating Quality jobs (21 votes)
- More Activities for youth (17 votes)
- More local Cultural Activities (16 votes)
- Lowering Crime & Improving Safety (14 votes)

Survey Question 2: What Are the Most Important Development Opportunities In a New City Center?

Participants overwhelmingly ranked *Visual Arts & Arts District* (24 votes) as their preferred development use in a New City Center, followed by:

- Community Center / Auditorium (18 votes)
- Small Restaurants / Café's (15 votes)
- Co-Working Space (12 votes)
- Parks, Green Space & Gardens (12 votes)

- Sports & Recreation / Fitness Trail (11 votes)
- Tourist Attraction / Destination (10 votes)

Survey Question 3: If the development of a new City Center could be completely financed by private sources, would you favor this for the right project? (65% Yes, 35% No)

Survey Question 4: If the development of a new City Center requires City Funds to complete, would you favor this for the right project? (90% Yes, 10% No)

Survey Question 5: If the development of a new City Center requires City Funds to complete, and requires the City to raise property taxes, would you favor this for the right project? (12% Yes, 88% No)

Survey Question 6: If the operation of a new City Center requires annual City funding, would you favor this for the right project? (95% Yes, 5% No)

Survey Question 7: If development of a new City Center requires the City to sell some or all of its property at the current City Hall site, would you favor this for the right project? (10% Yes, 90% No)

In the final portion of the Charette, participants broke into small groups and produced their own master plans for a new City Center. Each group was tasked to produce 1) a project description sheet which defined their concept, gave it a name, described its development objectives, uses and proposed benefits, 2) a complete site plan showing the physical design of their concept for the City Center, and 3) a project ownership structure, financing structure, cost projection, and proposed revenue stream(s). The Charette concluded with each of the Development Planning teams presenting and “selling” their concept to the rest of the groups.

The ten plans produced within the Charette developed a wide range of thoughtful, creative ideas for a new City Center. The common themes emerging from the concept plans were as follows.

- Each planning team proposed a wide range of potential uses, including apartments and condos, office space, public space, entertainment, artistic, cultural, banquet, restaurants, and conference centers. Each plan cited the benefits of a new City Center generating foot traffic, new gathering spaces, jobs, housing choice, and new City tax revenue;
- None of the plans proposed keeping the existing City facilities, except one concept proposed keeping the Chamber of Commerce building, as it may be an historic structure;
- No plan suggested that the City Center redevelopment should be exclusively private development or exclusively public space. Instead all of the plans were specific about the need to mix **private and public uses**, and was detailed regarding the benefits of blending high-density development with public space;
- Every concept plan incorporated high-quality public space as the core organizing principle of the City Center’s physical plan. Every concept featured development

organized around a central plaza — a public “great room” that provides multiple uses. The demand for a dramatic public space for gatherings, performance, art, and distinguishing Dania Beach was consistent across every concept plan;

- While there was no single consensus regarding architectural theme (traditional versus contemporary), participants made it clear that the City Center should be architecturally distinctive, memorable, and express Dania Beach’s local “flavor;”
- An outdoor amphitheater and/or outdoor performance space was featured as an important component of nearly all of the concept plans;
- The use and incorporation of art throughout the City Center was one of the strongest themes across all of the concept plans. Each plan was either led by, or either strongly incorporates, cultural and arts uses. A number of the plans included both monumental art installations, and smaller public art, design elements, and art works throughout a new City Center. In each plan, cultural and arts uses were seen as a natural magnet for new activity, a draw, and a means to support other job and employment creating uses;
- Local transportation and mobility was a common theme among a number of the concepts, incorporating shared bicycle kiosks, electric vehicle charging stations, and multiple small-scale mobility choices provided on-site;
- Connectivity, or opening up the site by improving passage through the properties to the rest of the neighborhood, from both North-South and East-West directions, was a crucial part of each plan;
- Every proposal proposed a mix of potential financing, with a stress on private and non-City funding for redevelopment. While a number of the proposals recommended public-private-partnership financing, none proposed a redevelopment supported by a majority of City funding. Each plan recommended a clear objective to finance the project with minimal cost to the City.

Dania Beach City Center Redevelopment Community Charette

**Monday July 23, 2018
5:30 – 9:30 PM
Gallery of Amazing Things
481 S Federal Highway, Dania Beach**

The residents of Dania Beach are cordially invited to a **Community Planning & Development Charette**, hosted by the City of Dania Beach and the Dania Beach Community Redevelopment Agency, to explore the re-use of the Dania Beach City Hall properties as a new City Center.

The City has committed to complete a community driven, community responsive development process resulting in a business plan and development strategy for the redevelopment of City Hall properties. A creative, well-planned development of a new City Center is a unique opportunity to restore deliver better services to residents, bring new value to the community, stimulate new development and investment in the downtown, and help create the new Dania Beach "brand" — a success story that broadcasts Dania Beach's attractiveness as a place to live, work, and grow.

Your Voice is Needed

The development of a new City Center can't be a success without your voice and your ideas. The City is hosting the Planning & Development Charette so that City residents can voice their opinion and share their ideas for the future of City Hall and the City. Participants in the Charette will complete their own development plans for the City Hall site and build consensus around a vision that serves the best interests of its residents.

What Is A Charette?

A Charette is a structured, topic-oriented open forum where a group meets to discuss and resolve complex design issues. The primary goals of a Charette are to generate design ideas from the public in a "hands-on" way and build consensus for development and design solutions. The Charette has three goals:

- Give the public a voice in determining the future of City Hall;
- Develop consensus regarding uses and redevelopment of City Hall, and;
- Most importantly, allow the public to develop and present specific development concepts, ideas and plans for the City Center, which will be used to complete a final development plan.

A Charette is a **participatory** activity — participants will draw, map out, and sketch their best ideas. Working in small groups, participants will complete development plans which they then present and "sell" to the rest of the group. The Charette encourages a competition of ideas, so be prepared to promote your vision and win converts! You'll be given all the tools you need to express your ideas, and City staff and professional architects and planners will provide support and advice to bring your ideas to life.

Each completed development plan will become part of the official public record for the project, and will be posted to the City Website.

The Planning Workshop & Design Charette Process

The Charette will be fast-paced, fun, and even a little noisy. The Charette will last from 5:30 PM until 9:30 PM on Monday, July 23rd and requires participants to be present and participate throughout the entire process. We are asking for a four-hour commitment, but the results will be worth it. For your convenience, food and refreshments will be served for all participants.

Registration begins promptly at 4:30 PM and ends at 5:25, so don't be late. After a brief explanation of the proposed Project and an explanation of the Charette process, participants will break into small groups of 6 to 10 people to begin the development planning process.

At the end of the Charette, each planning and development group will present and "sell" its concept to the entire group. Participants will rank and comment on each of the proposed development concepts. The day's schedule is as follows:

1. Registration and Seating	4:30 PM - 5:30 PM
2. Greeting	5:30 PM - 5:40 PM
3. Dania Beach & Project Overview	5:40 PM - 6:05 PM
4. Commissioner Vision Statements	6:05 PM - 6:30 PM
5. Agenda & Instructions	6:30 PM - 6:35 PM
6. Workshop 1 - Development Opportunities Brainstorm	6:35 PM - 7:05 PM
7. Issues & Opportunity Ranking	7:05 PM - 7:20 PM
8. Workshop 2 - Complete Development Concepts	7:20 PM - 8:50 PM
9. Presentation Set-up	8:50 PM - 8:55 PM
10. Work Group Plan Presentations	8:55 PM - 9:25 PM
11. Closing	9:25 PM - 9:30 PM

How To Have a Fun and Successful Charette

Some ground rules will help to ensure everyone who takes the time to participate enjoys the experience. The Charette is not a forum for political debate, but stresses compromise and consensus building. Mutual respect is expected of all participants and all ideas will be considered.

Participants will be asked to observe the following rules of etiquette:

1. Everyone is welcome to participate
2. Everyone is entitled to share their opinion
3. All comments and ideas are welcome
4. Everyone gets a chance to speak
5. Interruptions won't be allowed
6. Open and candid discussions are desired
7. Contentious or political discussion points will be avoided

Other Ways To Offer Your Ideas

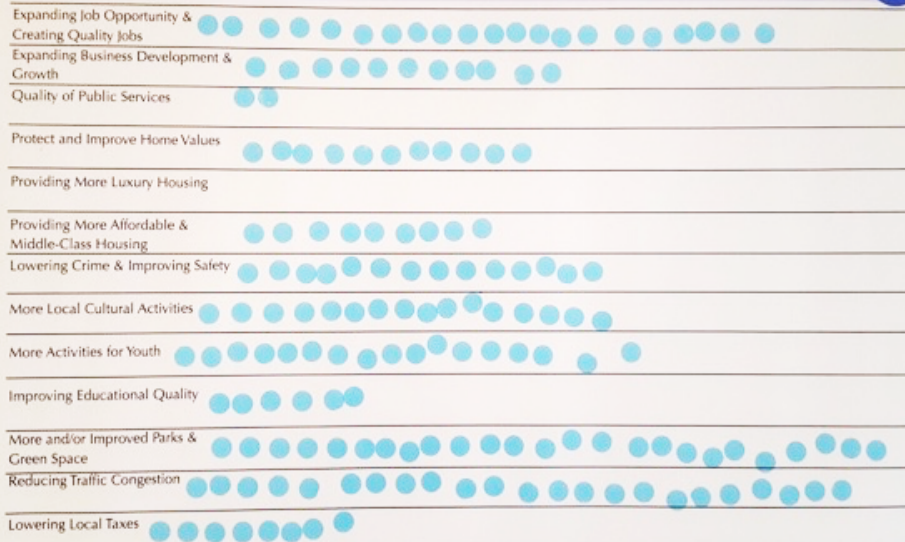
If you can't make it to the Charette but wish to contribute your ideas and opinions about the future of the City Center stay tuned to participate in future planning events. The City will also be conducting on-line surveys on the City website.

Where Participants Live



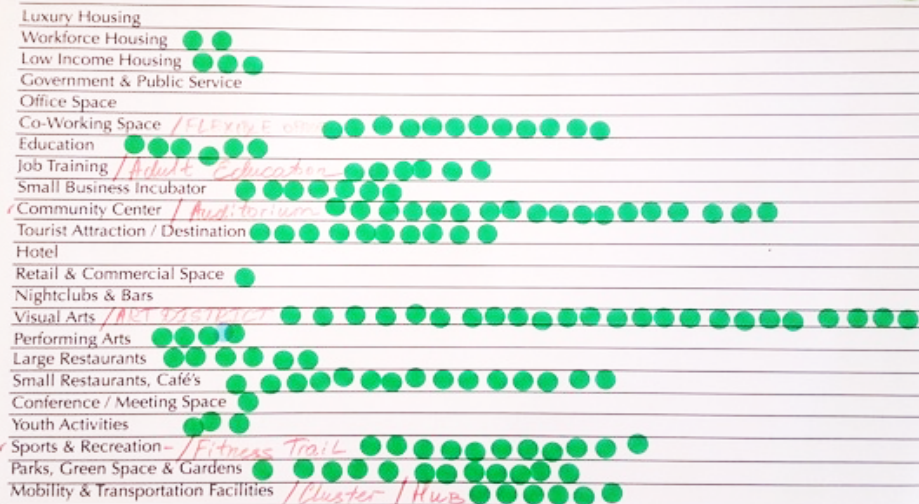
1 What Are the Most Important Issues Facing Dania Beach?

3 Dots



2 What Are the Most Important Development Opportunities in a New City Center?

3 Dots



Library
 Farmers Market / Tomato Festival
 Multi-generational Co-Housing
 Locally-Owned Businesses
 Gallery (Art)
 Coastal Architecture
 Daycare
 Mini-golf
 Convention Center
 Botanical Garden
 Highway over I-95
 Port-top Bar
 Dania Point Shuttle
 Buy the old Botanical Gardens on Federal B convert to City Art Center

3 If the development of a new City Center could be completely financed by private sources, would you favor this? 1 Dot

YES 

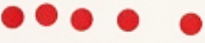
NO 

4 If the development of a new City Center requires City Funds to complete, would you favor this? 1 Dot

YES, for the right project 

NO, not for any project 

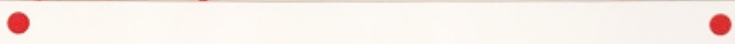
5 If the development of a new City Center requires City Funds to complete, and requires the City to raise property taxes, would you favor this? 1 Dot

YES, for the right project 

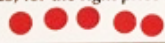
NO, not for any project 

6 If the operation of a new City Center requires annual City funding, would you favor this? 1 Dot

YES, for the right project 

NO, not for any project 

7 If development of a new City Center requires the City to sell some or all of its property at the current City Hall site, would you favor this? 1 Dot

YES, for the right price and project 

NO, not for any project 

My Back Yard

Project Tag Line: *Just Like home*

Project Name: MY BACKYARD

Description: MULTI-USE FACILITY

Uses:

<u>Gym</u>	<u>Offices</u>	<u>Condos</u>
<u>Open THEATRE</u>	<u>Food COURT</u>	<u>Music</u>
<u>LOCAL TRANSPORTATION</u>	<u>PARKING</u>	<u>ART</u>
<u>FARMERS MARKET</u>	<u>Child Daycare</u>	

Overall Density:

☐ Low (1-2 Stories) ☐ Medium (3-6 Stories) ☒ High (6+ Stories)

Architecture & Design: Theme and Elements

☒ Historic Dania Beach ☐ Contemporary Dania Beach ☐ Futuristic Dania Beach

Benefits:

<u>Revenue</u>	<u>FAMILY FRIENDLY</u>	<u>TARGET FRIENDLY</u>
<u>Affordable Housing</u>		

Project Name: MY BACKYARD

Project Ownership:

PUBLIC + PRIVATE

Public Cost:

☐ \$0 ☐ Less than \$2.5 Million

☒ \$2.5 - \$10 Million ☐ \$10 Million+

Funders & Funding Sources:

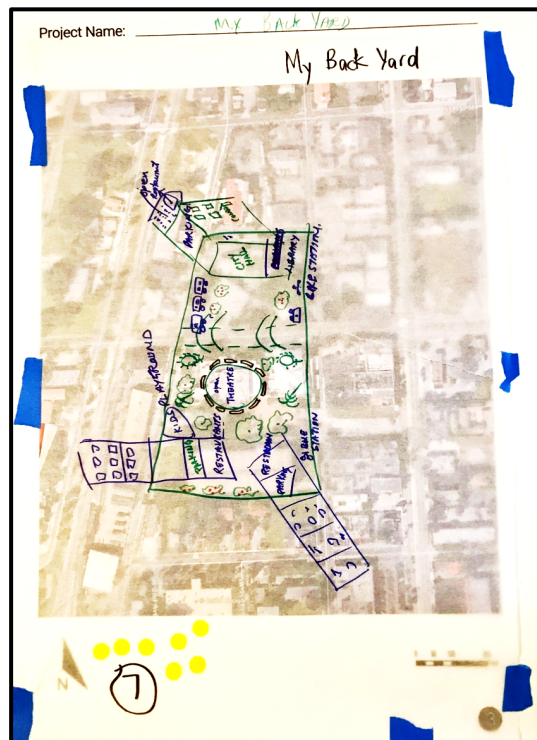
<u>BANKS</u>	<u>Habitat for Humanity</u>
<u>GRANTS</u>	<u>CRF</u>
<u>FOUNDATIONS</u>	
<u>PRIVATE</u>	
<u>FOOD TRUCKS</u>	
<u>INVESTORS</u>	

Revenue Sources (Public & Private):

<u>RENTS</u>	<u>RESTAURANTS</u>
<u>FOUNDATIONS</u>	<u>Starbucks</u>
<u>GO V. Y. GREEN</u>	
<u>MARKETING</u>	

Marketing Tag Line:

JUST LIKE HOME!



Dania Beach City Center Redevelopment

Project Tag Line: *Historical Dania Beach Moving Forward & Making History*

Project Name: Dania Beach City Center Redevelopment

Description: Redesign Town Space for City's Residents

Uses:

<u>Green Space</u>	<u>bicycle Station</u>	
<u>Dog Park</u>	<u>Upscale Shops</u>	
<u>Gallery</u>	<u>Asphalted</u>	
<u>Train Station / Trrolley</u>	<u>Electric Car Charging</u>	
<u>Walking Space</u>		
<u>City Hall</u>		
<u>Fire Dining</u>		

Overall Density:

☐ Low (1-2 Stories) ☒ Medium (3-6 Stories) ☐ High (6+ Stories)

Architecture & Design: Theme and Elements

☐ Historic Dania Beach ☐ Contemporary Dania Beach ☒ Futuristic Dania Beach

Function & convenient
Community
Green

Benefits:

Convenient Transportation - Trains, Tralleys, Bikes,
Revenue from Retail
Arts & Entertainment
Family Community Space
Eco-Friendly
Exercise

1

Project Name: Dania Beach City Center Redevelopment

Project Ownership:

Public Cost:

☐ \$0 ☐ Less than \$2.5 Million

☒ \$2.5 - \$10 Million ☐ \$10 Million+

Funders & Funding Sources:

Private

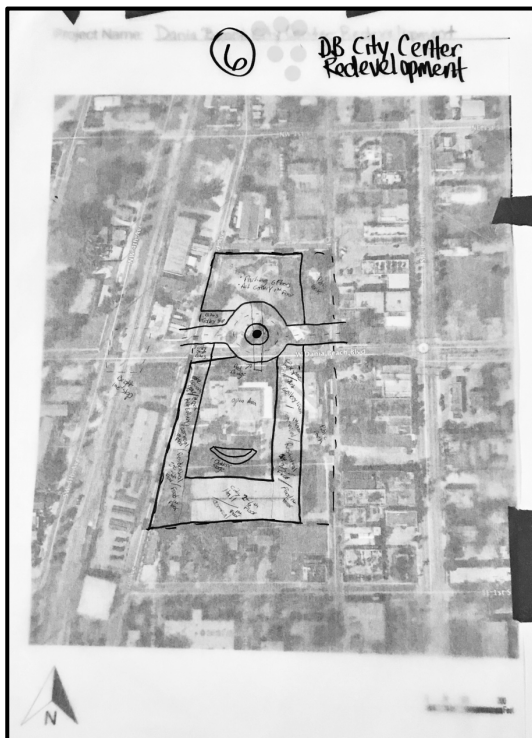
Revenue Sources (Public & Private):

Both

Marketing Tag Line:

Historical Dania Beach moving forward and making history

2



Project Tag Line: *You Dream It, We Got It*

Project Name: Dania Dreams

Description: Multifunction Business & Rec Center

Uses:

- City Hall
- Movie Theater
- Library
- Children's Activities
- Restaurants/Cafe
- Active & Guarded Space
- Water Recreation
- Children's Playground
- Best Top for People
- Spa / Relaxation
- Movie/Screening
- Game & Sports
- on outside wall
- Recreation
- Senior
- Children
- Disability

Overall Density:

☐ Low (1-2 Stories) ☐ Medium (3-6 Stories) ☒ High (6+ Stories)

Architecture & Design: Theme and Elements

☐ Historic Dania Beach ☐ Contemporary Dania Beach ☒ Futuristic Dania Beach

Clear off 3 streets

Half Moon Bay

except Dania B. Blvd.

for park / Art walk & Festivals

Central Point

into

Children

Library

Social

Adaptive

computer

Benefits:

- Community Togetherness
- Children Activities
- Revitalize
- City Hall & Library
- on premises

Project Name: Dania D'Amico

Project Ownership:

Design & Learning

Dr. Silver

Angie & Hugo Chiles

Public Cost:

☐ \$0 ☐ Less than \$2.5 Million

☐ \$2.5 - \$10 Million ☒ \$10 Million+

Funders & Funding Sources:

private & public

private sponsors like

Dining & Red bull

Revenue Sources (Public & Private):

Professional buyers

Parents, etc. pay

with tax deductions / Profits - low interest loans

Movie theater sales

Marketing Tag Line:

you own it, we got it

Project Name: DANIA DREAMS

⑦

Dania Dream

Dania Dreams

TOD
more GREEN SPACE

BLOG
more TAKING

RESTAURANT
SUN

step 1 - 2nd floor

step 2 - 1st floor

0 50 100 200
feet



Dania Beach Hub

Project Name: Dania Back Hub

Description: Art installation + Co-working space

Uses:

- neighbor interaction
- ↑ revenue
- city character
- affordable creative space

Overall Density:

☐ Low (1-2 Stories) ☒ Medium (3-6 Stories) ☐ High (6+ Stories)

also 4 stories
ew → 4 stages

Architecture & Design: Theme and Elements

☐ Historic Dania Beach ☒ Contemporary Dania Beach ☐ Futuristic Dania Beach

Benefits:

- ↑ revenue
- small business dist
- much needed creative space
- CH (revitalized)
- attract to the
- adding culture

but traffic

- Positive ↓ in crime
- ↑ green space
- educational programs
- coding classes for kids
- Public art

1

Project Name: _____

Project Ownership: _____
Public/Private Partnerships _____

Public Cost: _____

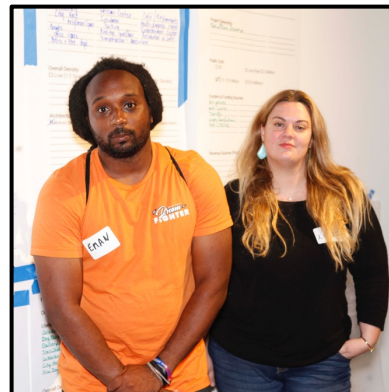
☐ \$0 ☐ Less than \$2.5 Million

☒ \$2.5 - \$10 Million ☐ \$10 Million+

Funders & Funding Sources: _____
Art grants _____
govt. grants _____
foundations _____
knights foundation _____
tax credits _____

Revenue Sources (Public & Private): _____

Marketing Tag Line: _____



Dania Beach Isles

Project Tag Line: *Dania Beach: Indulge in Our Isles*

Project Name: Dania Beach Isles

Description: Improvement Enhancements

Uses:

- Public Arts - murals - Bus stops, benches, sidewalks
- Multi-Park environment - stages, film theatre, bicycle & art sculpture
- Brand identity for
- Services for elderly & disabled art

Overall Density:

☐ Low (1-2 Stories) ☒ Medium (3-6 Stories) ☐ High (6+ Stories)

Architecture & Design: Theme and Elements

☒ Historic Dania Beach ☒ Contemporary Dania Beach ☐ Futuristic Dania Beach

BLEND Swimming pool complex

Library & arena landscape for millions of startups

CHAMBER

MUSEUM

Benefits:

History Remembrance - progressive history

Memorial & current benches & restaurants & public places

Marketing to millennials & generation Z

Project Name: Dania Beach Isles

Project Ownership:

City & Private Collaboration

Public Cost:

☐ \$0 ☐ Less than \$2.5 Million

☒ \$2.5 - \$10 Million ☐ \$10 Million+

Funders & Funding Sources:

Grants

Business

Sponsorships

Music venues

Revenue Sources (Public & Private):

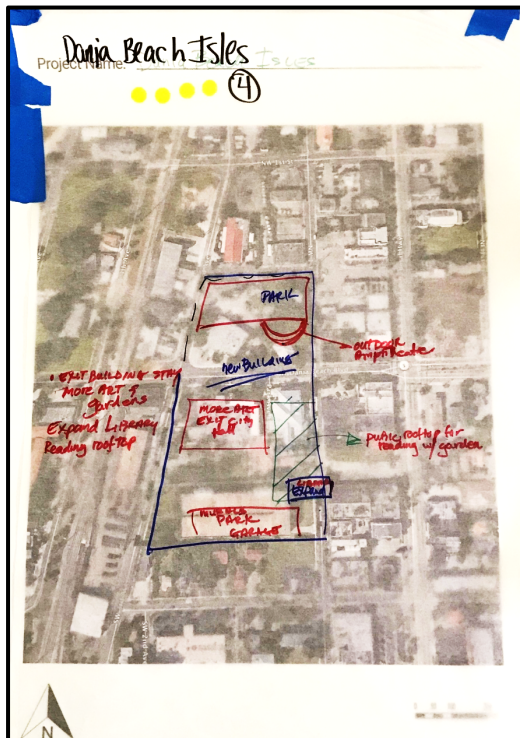
City Bonds

Limited Sales Tax

Marketing Tag Line:

Dania Beach

Indulge in our Isles



Dania Park

Project Name: Dania Park

Description: Mix Use Arts, City Hall, Business, Entertainment + Art Park.

Uses:

<u>shows / theater</u>	<u>Keep old house</u>
<u>community clubs</u>	<u>2 Trickey Shops</u>
<u>coffee shops</u>	<u>horses Park</u>
<u>shared work spaces</u>	
<u>city hall</u>	
<u>Fun Day</u>	
<u>green spaces</u>	

Overall Density:

☐ Low (1-2 Stories) ☒ Medium (3-6 Stories) ☐ High (6+ Stories)

Architecture & Design: Theme and Elements

☒ Historic Dania Beach ☒ Contemporary Dania Beach ☐ Futuristic Dania Beach

Benefits:

<u>Design space</u>	<u>Community Space</u>
<u>more businesses</u>	
<u>memory benches</u>	
<u>memory bricks</u>	
<u>more money</u>	

Project Name: Dania Park

Project Ownership: Public / Private

Public Cost:

☐ \$0 ☐ Less than \$2.5 Million

☒ \$2.5 - \$10 Million ☐ \$10 Million+

Funders & Funding Sources:

City
Private Investors
Fund
Memory Benches
Memory Bricks
more money

Revenue Sources (Public & Private):

Shared Spaces
Coffee House
Restaurants
Concerts
Rentals

Marketing Tag Line:



The Dania Wave

Project Tag Line: Sea the Dania Wave

Project Name: The Dania Wave

Description: _____

Uses:

-Transport Hub/Station	-City Hall	-Outdoor gym closer to C. Center
-Work/Co. Work Space	-Cafe	
-Child Care / Day Care	-Convention Ctr.	-Banquet Hall / Kitchen
-Children's Art Center	-Museum / Art Center	
-Artists' Studio	-Splash Pond	
-Green Space / Park		

Overall Density:

☐ Low (1-2 Stories) ☒ Medium (3-6 Stories) ☐ High (6+ Stories)

One story mixed use

by cluster

Architecture & Design: Theme and Elements

☐ Historic Dania Beach ☒ Contemporary Dania Beach ☐ Futuristic Dania Beach

Coastal Modern

Green Energy Art

Inclusive (Multi-Gen)

Transition from Day to Night (Work to Play)

Resilient Space - Eco-friendly Green Single Modern

Benefits:

Green Energy Water / Solar

Self Sustainability

A Place for Every age & Dena to meet

Increased Comm. Engagement

Art. Arts - Show's Collectors

Project Name: The Dania Wave

Project Ownership:

Co-Work space Dena.

Community Art

Retail Dena.

Pop Up Museum

Public Cost:

☐ \$0 ☐ Less than \$2.5 Million

☐ \$2.5 - \$10 Million ☒ \$10 Million+

Funders & Funding Sources:

Comm. Grants

Private Artisans

Brow. County

CLT Grants

Public Kinetics Wave

Revenue Sources (Public & Private):

Barker Museum Grant

Artist Rentals

Restaurant Rev.

Show Prices / Revenue

Co-Work / Meet Space Rent

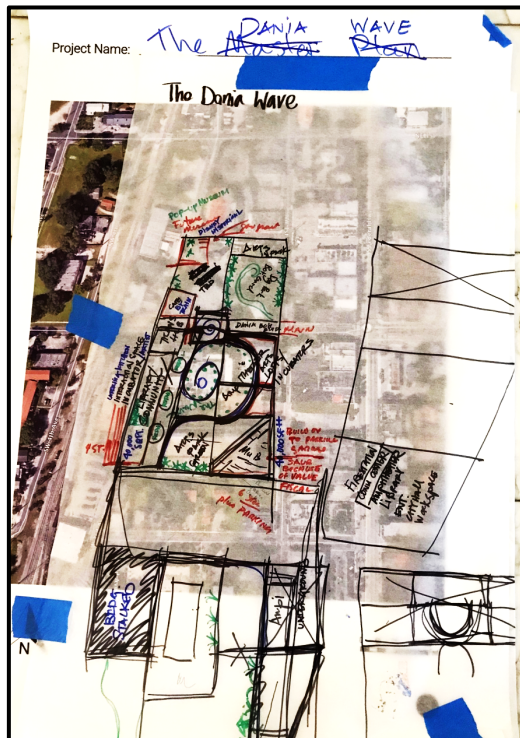
Green Energy Grants

Conv. Ctr. Meet space Rev.

Banquet Rev.

Marketing Tag Line:

"Sea the Dania Wave"



Dania Beach Civic Center

Project Tag Line: *Sea It, Live It, Love It*

Project Name: Dania Beach Civic Center

Description: Civic + Cultural District

Uses:

* City Hall	Mixed Use
* Library	Restaurants
* Amphitheatre	Historic District
* Fire Dept.	and Art Gallery
	Botanical Garden
	Bike Path

Overall Density:

☐ Low (1-2 Stories) ☒ Medium (3-6 Stories) ☒ High (6+ Stories)

Architecture & Design: Theme and Elements

☐ Historic Dania Beach ☒ Contemporary Dania Beach ☐ Futuristic Dania Beach

Benefits:

Tourist Attraction Local Interest Historic Preservation Educational Value Revenue for Residents

All Developers should be asked to invest in infrastructure rebuilding & refurbishing roads, schools, parks.

** Look at buying Historical Botanical Gardens on Federal Hwy & converting to Dania's Art Center (Public/Private Partnership)*

** Look at selling Multifamily land on East Dania Beach Blvd. hard to get too, out of way, Marina will most likely pay good price for property*

Project Name: Dania Beach Civic Center

Project Ownership: Public / Private Partnerships

Public Cost:

☐ \$0 ☐ Less than \$2.5 Million

☒ \$2.5 - \$10 Million ☒ \$10 Million+

Funders & Funding Sources:

State Grants	Developer Contributions
Federal Grants	Sell I.T. Parker to Marina (Harbor)
County Grants	Bond Issues
Red Trolley Tax	
GAS TAXES	

Revenue Sources (Public & Private):

State of FLA	Parking Garage
U.S. Gov't	Parking Meters on Beach
Developer Fees	
Fundraising - Public	

Marketing Tag Line:

SEA IT! Live It! Love It!

A Vibrant Dania Beach Civic Center

Build it. Sea it. Love Livin' it!



First City Center

Project Tag Line: *Bring the Old & New Together to the First City Center*

Project Name: FIRST CITY CENTER

Description: _____

Uses:

Library	Welcome Center	Cafe/Restaurants
City Hall	Incubator	Multi-purpose events
Art/green space	Parking	Entertainment Center
Amateur office space	Roof-top pool/bar	Residential + Lofts
Police + Fire dept.	Transportation: Mass + local	

Overall Density:

☐ Low (1-2 Stories) ☒ Medium (3-6 Stories) ☐ High (6+ Stories)

Architecture & Design: Theme and Elements

☒ Historic Dania Beach ☒ Contemporary Dania Beach ☐ Futuristic Dania Beach

Benefits:

Civic Pride		
Culture - arts / music		
Consolidated city center		
Jobs		
Transportation		
Centrally located		

Project Name: First City Center

Project Ownership:

Public Cost:

☐ \$0 ☐ Less than \$2.5 Million

☒ \$2.5 - \$10 Million ☐ \$10 Million+

Funders & Funding Sources:

Revenue Sources (Public & Private):

Marketing Tag Line:

Bring the new + old together to the "First City Center"



Sea It, Live It, Love It

Project Tag Line: Sea It, Live It, Love It

Project Name: SEA IT - LIVE IT - LOVE IT

Description: ARTSY BEACHSIDE CONTEMPORARY

Uses:

flex office space	community ctr indoor	Transportation Hub
open space	" outdoor	open symposium - for artists
city services	amphitheatre	
residential	park + green space	
library	youth ctr	
farmers market	entertainment	
city hall		

Overall Density:

☒ Low (1-2 Stories)	☒ Medium (3-6 Stories)	☒ High (6+ Stories)
open space	youth ctr	multi-use office
transportation hub	community ctr/library	city hall
fire station		parking
amphitheatre		

Architecture & Design: Theme and Elements

☒ Historic Dania Beach	☒ Contemporary Dania Beach	☐ Futuristic Dania Beach
dedicated area for local artists	local artistic elements	
	style - represent local community	
	coastal	

Benefits:

serves all ages	more access to local beaches
promoting local businesses to tourists	
functional for residents + tourists	provide artistic space in businesses (one wall as gallery)
eliminates blight	
improvement for city management	
community relations	
govt relations	

TABLE 1

Project Name: SEA IT - LIVE IT - LOVE IT

Project Ownership:

multi partner ownership	
public, private + govt funding	

Public Cost:

☐ \$0	☐ Less than \$2.5 Million
☐ \$2.5 - \$10 Million	☒ \$10 Million+

Funders & Funding Sources:

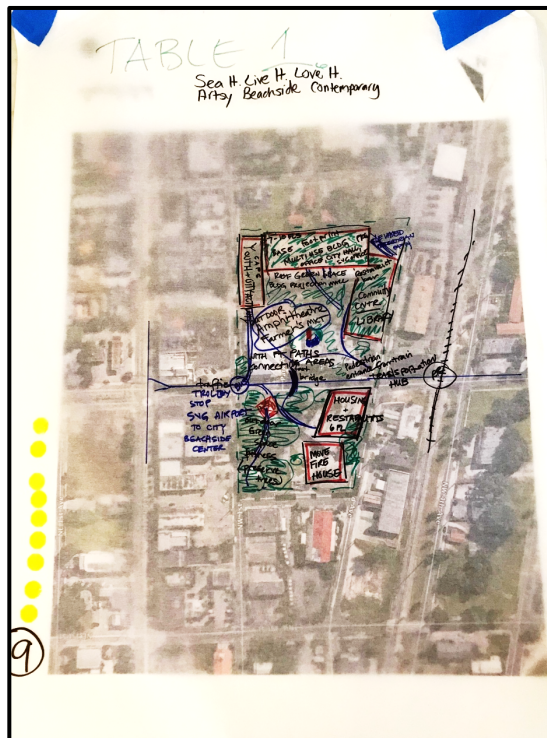
investors	
private	

Revenue Sources (Public & Private):

restaurants	amphitheatre
tax	parking garage
grants	
housing	
trolley	

Marketing Tag Line:

SEA IT - LIVE IT - LOVE IT



Community Charette Participants

1 Anderson, Wayne	51 Honore, Kendall
2 Anzalone, Nancy	52 James, Mayor Tamara
3 Arnold, Henriette	53 Johnston, Chris
4 Aube, Rich	54 Kaine, Brad
5 Avellan, Andrea	55 Kitchen, Doris
6 Bain, Jim	56 LaFerrier, Marc
7 Baker, Lia	57 Lauer, Kathie
8 Barber, Linda	58 Lewellen, Lori
9 Bathard, Lourdes	59 Lombardo, Laura
10 Black, Gloria	60 Mabbitt, Brenda
11 Blaize, Marie	61 Malone, Sharon
12 Blaize, Miles	62 McDonough, Debra
13 Boliver, Adriana	63 Miskell, Jane
14 Brenns, Dianne	64 Moore, Michael
15 Buchan, Judy	65 Mortone, A.
16 Campion, Ed	66 Nicholls, Karen
17 Campion, Karen	67 Nikula, Gina
18 Carolan, Karen	68 Odman, Lauren
19 Carson, Denise	69 Palacios, Jorge
20 Cohen, Daryl	70 Payen, Kisha
21 Collins, Rodney	71 Perera, Carlos
22 Corso, Charlene	72 Perl bong, Robert
23 Dalzovi, John	73 Rueda, Jaime
24 DeRosa, Shawn	74 Commissioner Marco A. Salvino Sr.
25 Diaz, Amado	75 Sanders, John
26 Diaz, Irene	76 Sanders, Nikki
27 Donly, Bo	77 Sartin, Michael
28 Donly, Mimi	78 Segal, Arlene
29 Draughn, Carmen H.	79 Shaley, Cherie
30 Dutcher, Judy	80 Shane, Randie
31 Ellis, Austine	81 Shapiro, Robert
32 Ewing, Diana	82 Smith, Ken
33 George, Emmanuel	83 Solana, Gerardo
34 Getreidea, Lance	84 Sonkhavav, Dennis
35 Golanopoulos, Christine	85 Spahn, Cindy
36 Goldwire, Herbert	86 Spahn, Michael
37 Grace, Commissioner Bobbie H.	87 Spradley, DeAndrae
38 Greiner, Kevin	88 Stokrochi, Carol
39 Gringer, Joan	89 Thomas, Michael
40 Gupta, Chandler	90 Unknown last name, Brenda
41 Haber, Kim	91 Unknown last name, Jim
42 Hankerson, Derrick	92 Urdaneta, Amy
43 Harris, Brenda	93 Velo-Aris, Andrew
44 Harris, Vice Mayor Bill	94 Viclestron, Todd
45 Harrison, Rodney	95 Weekes, Kathleen
46 Hart, Patricia	96 White-Davis, Kha
47 Herhgee, Yaa	97 Williams, Rickelle
48 Hogan, Charlene	98 Wilson, Doug
49 Hollis, Claudia	99 Wilson, Linda
50 Honore, Christiana	

Best Practices Analysis

Dania Beach's proposed City Center could encompass a wide range of uses, as well as a number of different development and ownership options. The study considers three aspects of best practices that need to be considered in a final plan for the Project: 1) the trend of City Halls used to anchor downtown revitalization, 2) Transit Oriented Development (TOD) projects, and 3) Public-Private-Partnership (P3) structures and financing. The analysis concludes with a short list of exemplary projects demonstrating aspects of each issue.

City Halls and Downtown Revitalization

Traditional City Halls, even for small cities, have been developed as stand-alone buildings, usually in the City Center, accessible by multiple modes of transportation. City Halls have evolved over the last century, incorporating a wide range of public uses and/or public facilities as a part of a municipal complex, including recreation, parks and green space, libraries, entertainment, schools, fire and/or police stations, or other public and government buildings.

Reflecting a growing national trend, City Hall is being used as an anchor for mixed-use redevelopments that may include other public and government facilities, but can include residential, commercial, office, retail, restaurants, entertainment, and/or transportation uses. The newest thinking regarding City Hall treats municipal buildings more like traditional development anchors that are used to 1) increase daily foot traffic that generates spending for surrounding uses, 2) pioneer and stimulate redevelopment of a distressed neighborhood, 3) provide a vehicle to enhance financing of a larger development project, 4) create operating efficiencies by clustering supporting uses near each other, and 5) save public development and operating costs over time.

The best new City Hall redevelopment projects, shown below, have been used to significantly change the character of formerly underutilized downtown districts, and have been successful by embodying three main characteristics:

- They provide quality, accessible new office facilities for City staff and governance, providing private-sector quality public service space;
- The most successful City Hall anchored redevelopment projects encapsulate new government space in a dense mix of complementary uses — stand-alone City/town Hall facilities, unless they are very large, fail to generate enough daily foot traffic and spending to stimulate nearby real estate development; and
- They deliver value and significant cost savings through construction efficiencies only possible when new government facilities are built as part of a larger project. Stand-alone government facilities tend to be very expensive on a per-foot construction cost basis.

Transit Oriented Development (TOD) Projects

By virtue of the fact that the City Center properties are adjacent to the FEC Coastal Link and has been identified as a preferred location for a new Coastal Link station means that the City Center should be conceived and planned as one of the region's premier TOD projects. The

competitive advantages of developing the City Center as a fully conceived TOD have been discussed above, and represents a major opportunity to distinguish the Project as well as Dania Beach within the region.

TOD integrates non-automobile mobility, primarily mass transit, into a development. The goals of TOD are to provide living and work choices using transit instead of the automobile, and by developing significant density at major transit nodes, build increased ridership into the transit system.

According to *Reconnecting America*, TOD is a “type of community development that includes a mixture of housing, office, retail and/or other commercial development and amenities integrated into a walkable neighborhood located within a half-mile of quality public transportation.” TOD works best when it is compact, dense, and designed to maximize ridership by making the use of public transit as convenient and as easy as possible.

TOD typically has a mix of uses creating a 24/7 use environment, a quality pedestrian environment, a defined center, and uses that are conveniently and safely walkable from a major transit station. The major benefits of TOD include:

- Reduced household driving and thus lowered regional congestion, air pollution and greenhouse gas emissions. Studies by Robert Cervero of UC-Berkeley, the Urban Land Institute and the Center for TOD show that transit-oriented housing produces just half as many car trips as conventional suburban development;
- Increased transit ridership and fare revenue, and taking advantage of non-peak direction transit capacity; - average of 49 percent of residents of multi-family housing within ¼ mile use transit as primary transportation mode;
- Added value created through increased and/or sustained property values where transit investments have occurred. The Urban Land Institute has also noted the changing real estate market: ULI’s annual “Emerging Trends in Real Estate” report has ranked locations near transit as a best bet for investors five years in a row;
- Improved access to jobs and economic opportunity for low-income people and working families;
- Expanded mobility choices that reduce dependence on the automobile, reduce transportation costs and free up household income for other purposes;
- Health benefits — increased walking creates more healthy and active lifestyles;
- Providing market housing in a variety of forms and price ranges, and creating opportunities for affordable housing;
- Creating more street activity and a safer station environment; and
- Revitalizing commercial corridors and older communities by catalyzing private investment and development.

TOD Best Practice Characteristics

The common characteristics of successful TOD projects are as follows.

Integral Transit Design and Development

The key to making transit more convenient is to have clustered uses within walking distance or biking distance of stations. Walking distance is considered $\frac{1}{4}$ to a maximum of $\frac{1}{2}$ mile of a station. Park and ride or drop and ride stations without residential or employment uses nearby perform well only where they have very high demand, such as at major multi-modal transport nodes.

Stations with compact, high density land uses in close proximity, or better yet, the station built into a mixed-use complex, consistently have higher ridership, positively affect real estate demand, and stimulate nearby development than stand-alone transit stations. The national data indicates that developing land uses in coordination with the transit system — uses that utilize and enhance transit use — create more sustainable transit networks, and are increasingly becoming high demand places to live and work.

Higher Land Use Densities

TOD relies on high density compact development to drive ridership and the economic sustainability of the transit line it is connected to. Current national research indicates that ridership, and therefore economic sustainability of TOD projects increases directly with the density of residential development and employment. It is generally recognized that 30 dwelling units per acre is a bare minimum to support bus transit system stops, but rail transit ridership functions best at **minimum** densities from 100 to 150 units per acre or more within $\frac{1}{4}$ mile of the station. Similarly, if a TOD serves employment uses, transit ridership functions best when land uses within $\frac{1}{4}$ mile of stations deliver employment densities of 50 jobs per acre or more.

Connecting Multiple Transportation Modes

The most successful TOD projects connect multiple transportation modes at one location. The ability to provide “first and last mile” mobility, or convenient transport to a station at both the start and end of a trip is crucial to making transit work. Good TOD functions by providing easy connection to buses, cabs and shared ride vehicles. Increasingly, transit stations provide access to shared vehicle services, shared bikes, scooters, and charging stations for electric vehicles. In all cases good TOD design provides easy, convenient, continuous and unimpeded pedestrian access by designing not just the station, but the entire development with a quality pedestrian experience.

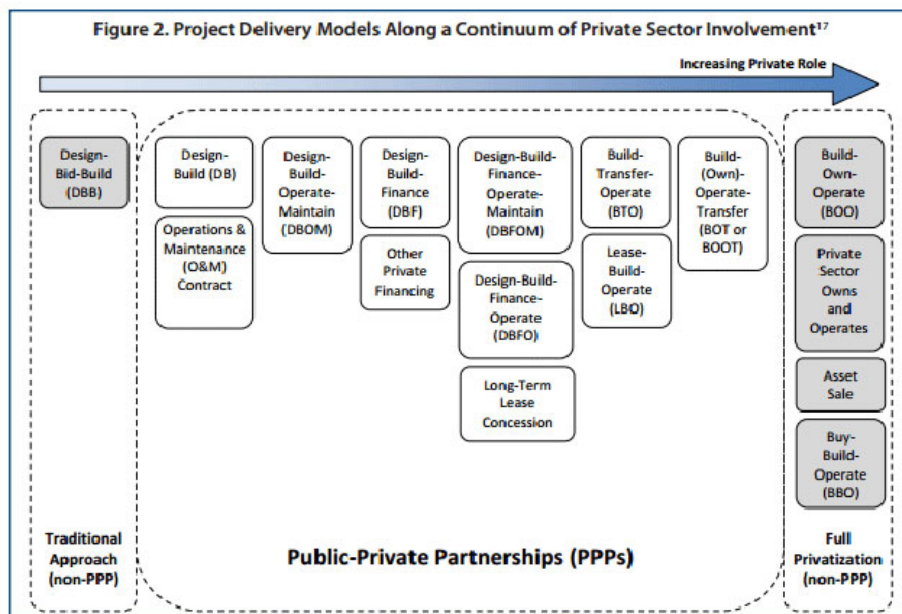
Public Private Partnerships

Public-Private Partnerships (P3) are agreements between public agencies and the private sector to deliver services, or to develop, construct and/or operate infrastructure or public facilities. P3 arrangements have been used over the last 20 years to deliver major pieces of infrastructure, all types of public facilities including schools, libraries, recreation centers, and government offices. Increasingly, P3 structures are being used to cooperatively develop mixed-use real estate projects.

The goals of P3 agreements are to 1) make use of expertise that may not be internal to a government agency, 2) gain design and/or development speed and efficiency, 3) cost reduction, 4) better long-term maintenance and lifecycle costs, and 5) public sector risk reduction.

P3 evolved as an alternative procurement method to utilize private sector expertise to develop, maintain and operate traditionally public facilities. Most importantly, P3 combines what used to be separate phases of procurement into a single process. Rather than contracting private business to just design or design-build a project, a true P3 engages the resources of the private sector to engage in all phases of a project, from design, through construction, and into ownership and maintenance. The full-blown P3 model, in which private resources are used from start to finish has been called the **Design-Build-Finance-Operate-Maintain (DBFOM)** model.

P3 agreements are now well-established practice. Europe and Canada make greater use of P3 development and financing than in the US, but P3 development, ownership, and maintenance is growing quickly nationwide. According to Price Waterhouse Cooper, \$2.4 Billion worth of P3 agreements were closed in the US in 2015, and nine agreements closed nationwide in the first three quarters of 2016, including the redevelopment of LaGuardia airport Terminal B (\$3.9 Billion) and Maryland's light rail Purple Line (\$2 billion).



Source: Buxbaum and Ortiz, *Public Sector Decision Making*, 8; NCSL Partners Project, *Meeting Summary* (April), 26, 65–66; Zhirong (Jerry) Zhao, *Understanding Public-Private Partnerships in State Highway Development* (Minneapolis: University of Minnesota, May 2010).

Deal structure varies based on need, capacity, and financing conditions. P3's have been successfully used in the US to develop, own and maintain local and Federal and state parks with the US Forest Service (including Yosemite), public schools, airports, roads, bridges, water treatment plants, transit systems, and other major pieces of infrastructure. A number of municipalities have even created internal offices to deal specifically with structuring and negotiating P3 agreements.

As of February 2016, 38 states have enacted some form of P3 enabling legislation. Florida's P3 enabling legislation began in 1996, authorizing private development, finance of wastewater facilities. Florida has since expanded the scope of local government P3 authority — Fla. Stat.

Ann. §287.05712 (2013) provides that “A responsible public entity may receive unsolicited proposals or may solicit proposals for qualifying projects and may thereafter enter into an agreement with a private entity, or a consortium of private entities, for the building, upgrading, operating, ownership, or financing of facilities.”

Best Practice Examples

Increasingly, P3 agreements are being used to develop mixed-use projects which may use publicly owned land and include government and/or public facilities within them. The following short list of projects represent some of the best recent P3 projects combining either 1) new and improved government facilities, 2) public facilities and parks, 3) transit or TOD, and/or 4) private real estate development. These examples have also been selected as examples of using municipal facilities as anchors to revitalize a downtown or distressed neighborhood.

Long Beach Civic Center, City Hall, and Port Headquarters

The Long Beach, California Civic Center project is one of the largest municipal P23 projects in the US. Faced with long-term decline, City officials embarked on a major rethinking of the City’s core and used the development of a new City Hall and associated municipal facilities to anchor a 22-acre mixed-use development project.

The new downtown civic center includes a 93,500 square foot Main Library, a 270,000 square foot City Hall, and a 232,000 square foot Port Headquarters. The City Center puts a wide range of uses in close proximity, including a 35-story residential tower, 50,000 square feet of commercial development, a luxury hotel, a redesigned Lincoln Park, pedestrian passageways, plazas, promenades, and green space.

The project has been entirely privately financed. The \$520 Million phase 1 was raised through equity and debt financing from institutional investors, REITs, and the sale of Commercial mortgage-backed securities (CMBS). Under the agreement with the City, the consortium of nine private developers design, finance and develop the public facilities in exchange for land to develop for-profit projects. The developer owns all of the property. The City makes an annual payment covering development and maintenance for all of the public buildings and public space equal to what they paid in just debt service for the former City Hall building. After 40 years ownership of all public buildings and grounds transfers to the City.

Sugar Land Town Square

19 Minutes from Houston, Sugar Land Town Square is a mixed-use 32 acre development including 560,000 square feet of office space, 240,000 square feet of retail, a 300-room hotel and conference center, 167 residential units, three parking garages, the corporate headquarters of Minute Maid, CVR Energy and the North American operations of the Cosentino Group, Sugar Land City Hall and the Sugar Land Town Square Plaza.

The development on a former empty field began in 2003. The focal point for development is the 1.1-acre central plaza that is a venue for events including concerts, talent shows, movies and watch parties, children’s events, exercise classes and civic events. The Town Square Plaza hosts over 278 events per year, attracting more than 150,000 attendees.

The project is a P3 developed by Planned Community Developers Inc., the City of Sugar Land, the Sugar Land 4B Corporation, Sugar Land Development Corporation, the LGC and Tax

Increment Reinvestment Zone No. 1, Fort Bend County and Fort Bend County Levee Improvement District No. 2. The project shared investment in infrastructure, with the private developers financing and developing the for-profit components of the project. The City formed the Sugar Land Town Square Development Authority to own the public components of the project. However, the Plaza is publicly owned, but privately maintained and operated by the Town Square Property Owners' Association.

Oakland Park Square

Oakland Park, Florida is completing plans for **Oakland Park** Square, a downtown mixed-use development anchored by a new City Hall located at the edge of its new culinary district. Developed on two City-owned properties across from the Funky Buddha Brewery, the project includes two six-story buildings with a mix of offices, 1010 residential units, spaces for retailers and restaurants. In one of the buildings, the new City Hall would locate on two floors, include ground-floor retail, 343 parking spaces, and 11 rental apartments.

Miami-based Integra Investments was chosen through a competitive bid as the Project's preferred private developer and is managing planning, design, financing, construction, and building management. The terms of the P3 deal include:

- Integra purchases the property for \$2,550,000;
- The Conditions Precedent to Closing include 1) Final Site Plan and Building Permit Approval, 2) Approval of an Environmental Remediation Plan, and 3) a Binding Construction Loan Commitment;
- Integra will develop the parking structure, but 116 spaces will be designated to City Hall;
- The City will lease the completed City Hall Space (in the completed mixed-use building) under a 15-year renewable lease (two renewable terms) starting at \$26.07 per foot, with an increasing sliding scale that reaches market rate after 10 years, remaining at a fixed rate after year 15; and
- Integra develops and lease the remainder of the property privately.

Boynton Beach Town Square

The City of Boynton Beach owns 16.5 acres within its CRA that is home to its City Hall, Police Station, Historic High School, Library, and Civic Center. The **Town Square Boynton Mixed-Use Redevelopment & Historic High School Reconstruction Project** is being developed as a catalyst to the redevelopment of the City Downtown, cultural district and beach district.

The plan for the Project includes the construction of a new City Hall/Library building, a new fire stations, a renovated and repurposed historic High School building for civic and private uses, two new parking garages and a 40,000 square foot amphitheater. The Private portion of the P3 Project will include 705 residential units including workforce housing, a 120-room hotel, mixed use commercial/office/residential building, YMCA building and parking garage.

The Project is a partnership between the City, CRA and private developers JKM Developers and E2L Real Estate Solutions. The City and developers are funding their respective component separately, with costs estimated for the public buildings at \$133 Million, to be paid through bond financing. The city and CRA have already committed \$2,100,000 to begin the estimated

\$10,000,000 renovation of the former High School building. The private, for-profit elements of the project will be financed, constructed and owned by the JKM Team.

Chapel Hill Fire Station

The Station at East 54 in Chapel Hill North Carolina is part of a mixed-use development that includes the East 54 hotel, office, retail and urban village of luxury condos, shops, dining and office suites. Phase 1 of the project is complete – the hotel and residences. Within Phase 2, the developer will build a four-story \$20 million mixed-use office building with a two-story parking deck, and the City's new \$3 million fire station.

A P3 project between the Town of Chapel Hill and East West Partners, the developer will pay \$1.75 million of the \$3 million construction cost for an 11,000-square-foot, three-bay fire station. In exchange, the town will give part of the land – appraised at \$665,000 – to the developer and contribute \$750,000 of its own funds and \$500,000 from Orange County to complete construction. The developer will also be allowed to lease out the remaining 55,000 square feet of office space.

Creative Village

The **Creative Village** in downtown Orlando, Florida is a 68-acre mixed use development including affordable and market-rate housing, office space for high-tech, digital media and creative companies, and educational facilities. The Project is anchored by the new UCF and Valencia College 7,700 student Downtown Campus. The project goal is to create a new educational and business development campus focusing on the digital arts and hospitality industries.

On completion, the new urban community will contain up to 1,200,000 square feet of office/creative space, 750,000 square feet of higher education space, 1,500 residential units, 1,500 student housing beds, 150,000 square feet of retail/commercial space and 225 hotel rooms. Details of the program, already under construction, are:

- A new \$60 million, 148,000-square-foot academic building where UCF will offer programs in fields such as communication, digital media, public service and health-related programs;
- Valencia College will offer programs in digital media, health-information technology, and culinary and hospitality;
- Workforce training facilities;
- The Center for Emerging Media which is home UCF's top-ranked graduate video gaming school in North America;
- A new \$105 million, 15-story, 600-bed student housing development and Valencia College's 50,000 square foot culinary school;
- A \$9 million, 600 space parking garage;
- A mix of affordable, attainable and market-rate housing, including 256-unit multi-family housing development, and a 300-unit market-rate apartment. 103 units, or more than 12% will be affordable units; and

- Creative Village is one of the largest transit-oriented developments in the southeast United States, located adjacent to LYNX Central Station, SunRail and being served by the LYMMO bus rapid transit system.

Creative village is a P3 between partners UCF, Valencia College, the City of Orlando, and Creative Village Development, LLC (CVD), which is a joint venture between Bank of America Community Development Corporation (BACDC) and a local team led by Craig Ustler with development partners Tim Baker and Brooke Myers. CVD has been designated as the Master Developer, as which it manages all property development, sales, and long-term maintenance. The City owns the property, which it sells at market rate for each part of the overall project. CVD receives a profit share on land sales over a set amount, and develops and owns the private components of the Project. Infrastructure funding has been provided through Federal, state and local grants.

Other Notable Projects

St. Cloud, Minnesota City Hall: Sale of existing City Hall to developer for \$1, in exchange for a 99-year, \$1 per year lease. Developer makes all improvements to the City Hall building, and in exchange gains rights to privately develop the rest of the property.

Royal Oak, Michigan City Hall: The City of Royal Oak has traded property on which its current City Hall sits in exchange for a private developer to build a new \$58 Million office building in which the City will lease space for its new City Hall. The new complex will also include recreational facilities and a public park.

Napa Civic Center, California: The City entered into negotiations with a private developer to design, build and own a new municipal complex including City administration and public safety facilities. The City will lease the new buildings from the developer. The selected developer also has the right to purchase any leftover City land at market rates, and develop them for private uses.

Sandusky City Hall, Ohio: City has agreed to vacate its current City Hall and move into three privately owned buildings in its downtown. The private developer will spend \$23 Million to improve the buildings, and the City will enter a 30-year lease. The City will sell the old property. The City retains the right to purchase the buildings after seven years, and will supply short-term financing to support the Project. The developer is using tax credit financing to lower development costs that get passed along to the City in the lease. 18 apartments and three storefronts will also be developed as part of the new Project.

The **City of New York** leased 1.5 acres of city property to a private developer in exchange for the developer including space for two public schools in a 12-story private development that also houses a grocery store. This \$700 million mixed-use P3 project will result in the two school floors being built at no cost to the City. The City will retain ownership of the property. The developer will be granted a 75-year lease and will make annual payments in lieu of taxes.

Appleton, Wisconsin: A mixed-use facility is under consideration that would involve a new Appleton Public Library and another development like a community center, housing and retail and/or commercial space.

The State of Florida University Board of Governors currently lists 26 separate P3 projects as part of its budget, ranging from privately developed on and off-campus student housing, hotel

and conference centers, educational and training facilities, athletic facilities, parking and innovation campuses

Notable TOD Projects:

- Dadeland South (Downtown Kendall), Miami
- Hudson Yards, New York
- Fruitvale Station, Oakland
- Rosslyn Station, Washington DC
- Ohlone-Chynoweth Commons, Santa Clara
- Mockingbird Station, Dallas
- The South Boston Waterfront, Boston
- Battery Park City, New York
- Owings Mills, Baltimore
- Gables Station, Coral Gables

City Center Development Strategies & Preliminary Action Agenda

The decision to build a new City Hall is a once in a generation decision, and will have lasting impacts on the City for the next 50 years. It is a decision that represents a significant opportunity, but also comes with risk. This study reaches eight major conclusions:

1. The potential scale and impacts of a new City Center Project is considerable. Under the City's existing City Center (CC) zoning, the three properties combined are approved as-of-right for near or over 1 Million square feet of new construction. CC zoning allows for the development of 956 residential units, even with a generous allowance for public space. If developed exclusively as office space, the site could accommodate up to 2,000 office workers;
2. Growing evidence exists nationwide, and from similarly sized cities, that using redeveloped government administration buildings and public facilities to anchor larger mixed-use development projects can be a successful strategy to improve facilities, lower costs, deliver successful real estate development projects, and stimulate downtown and neighborhood redevelopment;
3. A growing list of examples nationwide also demonstrate that government administration facilities can successfully co-exist with a wide range of land uses including residential, offices, entertainment, hospitality, and retail businesses. The growing trend of incorporating public facilities within larger private redevelopment projects delivers a number of crucial additional benefits including a better user experience, greater worker satisfaction, cost savings to the public (both construction and long-term maintenance), and new tax revenue;
4. The growing number of successful Public-Private-Partnership (P3) agreements to develop public facilities in Florida and the US demonstrate that they can be mutually beneficial for all parties, and are becoming a commonly accepted way to develop public facilities using private development expertise;
5. Our research indicates strong market demand to support residential development, as new development would be drawing from regional market demand. Additionally, Dania Beach is a proven market for multi-family residential development;
6. The high level of developer interest, and the results of the Developer Focus group further supports our conclusion that market demand for residential and mixed-use development at that site is strong;
7. If the Charette is an accurate indicator, public support for a reconceived, vibrant, and active City Center complex is also very high; and
8. Based on purely order-of-magnitude cost estimates and a very general estimate of the City's facilities space program, ***indicates that the total economic advantages of opening the proposed City Center site(s) to private redevelopment (incorporating City Hall and City facilities) are far more favorable than if the City were to redevelop the properties as a purely publicly owned and operated site.***

Overall, a redevelopment of the properties is a singular opportunity for the City. Properly executed, a new City Center Complex could: 1) provide better service to City residents through improved government facilities, 2) stimulate and jumpstart redevelopment of the City's downtown core, 3) address broader community and economic development needs, 4) generate new City tax revenue, 5) advance the City's region-wide competitive position, and 6) significantly advance the City's image and brand identity.

This study recommends the following series of steps, or **Preliminary Action Agenda**, to advance a City Center Concept into a concrete development project, including testing the development market for interest, and finally, structure a solicitation (Request for Proposals) that maximizes benefit and minimizes cost to the City and its residents.

1. Decide on a Development Structure Early

A Commitment to Pursue P3 Redevelopment

This study looked extensively at trends and best practices of public-private-partnership (P3) agreements to complete a wide range of development projects, and their growing successful use across the country. We recommend the City commit early to pursuing the City Center redevelopment as a *Design-Build-Finance-Operate-Maintain (DBFOM)* project, in which the City negotiates a P3 agreement for a third party to finance, build, and maintain a City Center Redevelopment project. This conclusion is based on the following:

- Regardless of its final development program, development of a future City Center complex will require considerable planning, design, financing, infrastructure, construction and marketing skills to complete. It could be a complex project requiring comprehensive professional design, development and construction services;
- The City's dedicated, but limited resources;
- The pool of available real estate development talent in the region, which is some of the best in the world, and the early interest of the development community in the project;
- An extensive record of P3 experience across the nation on which the City can build its project agreement;
- A properly structured DBFOM P3 agreement would have the greatest possibility of delivering not only new government facilities, but additional development benefiting the City and stimulating broader development of the City's Downtown;
- A properly structured P3 development agreement would have the greatest financial benefit, present the lowest risk to the City, in the shortest possible time; and
- A quality solicitation process would have the advantages of getting a wider range of development solutions, insure that redevelopment is market-responsive, and do so with very low upfront cost to the City.

Economic Benefits of a P3 Agreement

The City's ownership of the subject properties and their rising appraised value puts the City in a position where it can extract favorable terms regarding the development and occupancy of new facilities in a City Center complex. If developed under a P3 agreement, the **additional** economic benefits to the City are considerable:

- The value of the property provides the City with significant cash value that can be used to construct its new facilities. Construction costs beyond its \$12 Million property value can be raised through a variety of non-City funding sources;
- Allowing the site to be converted to privately developed property would place it on the City's tax roll. 500,000 square feet of new development would generate between \$524,000 and \$600,000 of new annual property tax revenue to the City;
- The creation of 300 to 500 new housing units on-site would put households with \$11 to \$20 Million of spending capacity in close daily proximity to downtown retailers and service businesses;
- The addition of new workers on site would bring an additional daily influx of spending for downtown businesses;
- If a significant new small business development program (accelerator and incubator programs) can be developed on site, new business will further grow the City's employment and tax base;
- Developed to the density allowed under CC zoning the site would create a significant number of construction jobs and permanent service jobs on-site. This creates extensive local employment, permanent business creation and local contracting opportunities using a **Community Benefits Agreement** as part of the project; and
- Higher employment and residential density on-site dramatically improves the economic sustainability of a future Coastal Link Rail station.

In essence, given the balancing of the allowable intensity of development and the current value of the City's properties, a win-win deal can be solicited and negotiated that could be close to revenue neutral for the City that also provides extensive public benefits, space, and access.

2. Finalize a Commitment to Maximize Public Value

The City Commission has indicated its clear desire to redevelop the City Center properties in a way that captures the greatest opportunity and delivers the best value to constituents. However, the City Commission needs to formally adopt its own guiding principles that will shape the final scope of the City Center Concept, and proposals received by the development community.

The first priority in a reconceived City Center is to cost effectively deliver new City administration facilities that improve service, internal function, and an improved constituent City Hall experience. It's clear from this study that there is significant market and developer demand for a mixed-use residential project on site. However, the most successful publicly led redevelopment projects also manage to address broader community and economic development needs. Based on the research findings, the City's highest priority needs that can potentially be addressed as part of a new City Center Complex are:

- Creating opportunity for City residents by supporting the growth of higher skilled, higher paying jobs-paying jobs;
- Expanding resident access to higher skilled occupations and jobs as they develop through greater access to education, advanced job training, and continuous education;
- Improving City resident educational attainment rates, which are below the County and US;
- Improving the downtown core's rate of new business formation, especially new small businesses. The central City business formation rate lags well behind the County, despite the region having the highest rate of per capita entrepreneurial activity in the nation;
- Expanding housing choice and the City's supply of affordable housing. Despite low median household incomes, home sale prices and rents are approaching those of the County, and are already beyond the rest of the US. Providing a significant new supply of workforce housing is crucial in maintaining and growing the City's workforce, especially its younger workers;
- New high quality, memorable public space and public event space;
- Design and architecture that distinguishes Dania Beach, builds on its history, and/or expresses something unique about the City; and
- Structuring a development that changes the City's regional brand identity, that reinforces its qualities as a place to live and prosper.

The development and formal adoption of the key objectives is crucial, as they will guide the development program what the City wants from a new a City Center, and provide the means to compare development proposals.

3. Get on Board the Train!!

The expansion of passenger service on the FEC rail line is a potentially game-changing development for the City Center site. The expansion of **Coastal Link** passenger service is planned for 2020, so that planning for the eventual connection of the City Center properties to new light rail service has to be considered now. ***Dania Beach is an established regional crossroads location, and its proximity to all of South Florida's major transportation assets only amplifies the potential value of a new Coastal Link station.*** The value of a new station, its impact on neighboring properties, the City Center, and the City, cannot be understated.

As one of only eight locations in the County, a City Center designed and built around passenger rail service, or **Transit Oriented Development (TOD)**, would have significant benefits. This study noted the multiple benefits of TOD projects. For Dania Beach, planning and developing a new City Center as a TOD could be game changing. First, Dania Beach's location directly between Ft Lauderdale and Downtown Miami provides a built-in competitive advantage in, as it would be a convenient ride to both of South Florida's largest employment destinations. Second, designed to provide convenient and direct access to passenger rail, a TOD oriented City Center would also drive demand and the economic sustainability of residential and employment uses within the complex, and go a long way toward building a new Dania Beach brand.

However, commuter rail stops only work with high residential and job density, a dense mix of uses, and a design that integrates residential and commercial spaces into the station itself. Most high-quality TOD projects drive development of adjoining real estate, by planning an integrated project designed to capture the value of convenient commuter rail. ***It is our opinion that the development of the City Center as a high-quality, unified, TOD project, will significantly improve its value, success, and economic sustainability, regardless of the final City Center development program. All future plans or development proposals should incorporate future connections or integration of a future coastal link station within them.***

The start of rail passenger service on the FEC is not that far away. Given that construction of a new City Center Complex will take at least two to three years, the opening of rail service and the beginning of new construction could closely overlap. Planning for, and leveraging the value of Coastal Link has to begin now. The City can expedite this process by beginning conversations with the FEC Rail Corporation and the private owners of the proposed rail station property.

4. Embrace a Dense, Highly Mixed-Use Development Plan

The City took an important forward-looking step by adopting its Center City zoning district. The CC zoning, as discussed, allows the development of up to 14 story buildings including as much as 1.5 Million square feet of building space and additional public space, or the development of over 950 housing units. A clear commitment to the development of a compact, dense mix of uses has significant benefits:

- The best potential impact to drive redevelopment of surrounding properties and improve property values downtown;
- The best program to incorporate the range of uses that best meet the City's critical needs (jobs, business development, housing, etc.);
- The best project economics, including lowest cost to the City, best return on investment, and highest additional tax revenue potential;
- The best strategy for taking cars off the road, and developing and sustaining alternative mobility solutions, especially light-rail transit;
- The best strategy for distinguishing Dania Beach in the regional market of places to locate, live, work, and play; and
- Drives a larger range of developer interest.

5. Distinguish From and Leverage Dania Pointe

Dania Pointe is a major regional scale mixed-use development project that will significantly increase the City's total inventory of housing units, retail, commercial, office, and restaurant space. Given this scale of development, the smartest development strategy the City can adopt for development of the City Center Complex is to position its development program, price points, markets served and employment objectives as complementary, not competitive, to Dania Pointe.

Dania Pointe is selling its residential and commercial products to a regional and international market, focused on market-rate and above-market rate rents. It will be a regional and

international dining, shopping, and entertainment draw. Every effort should be made to think of the Center City complex as complementary to Dania Beach — a smaller-scale, locally flavored, authentically urbane, neighborhood which supports the growth of **local** businesses, entrepreneurs, and retailers. Positioned properly, the City Center becomes a new, **affordable** urban neighborhood providing high-quality job and business development opportunities.

At the same time, Dania Pointe could help market central and downtown Dania Beach, increase its regional visibility, and build its image as a living, business development and investment location. As a part of the City Center project solicitation, as well as independently, the City should:

- Develop the uses, pricing, and employment targets for City Center as complementary, rather than competitive to, Dania Pointe;
- Make every effort to physically connect downtown with Dania Pointe, insuring convenient and easy transportation between them. Options could include shuttle services in a loop between both locations, and the development of alternative mode connections (bikes, etc.);
- Develop a joint high-impact, regional marketing program that 1) positively markets Dania Pointe, Dania Beach and Downtown Dania Beach as complementary and connected living, working, visitation and entertainment experiences, 2) highlights the Dania Pointe Project as proof of the City's viability as an investment, business, and residential location, and 3) highlights the variety of businesses, cultures, food, art, and entertainment in the City Downtown Core.

6. Complete a Space Program for all Government Functions

The City needs to complete 1) A final decision on the government functions that will remain on site, 2) a space program detailing the total rooms, square feet, and adjacencies of all government functions that will be a part of a new City Center, and 3) a cost estimate of their construction using both a stand-alone design and as uses included in a larger single building. The space plan is not a building design nor a site plan, but a highly detailed inventory of the City's space needs. It is necessary to determine the City's bargaining position, and will be necessary regardless of the development model eventually selected.

7. Structure a Flexible High-Quality Development Program

One of the keys to preparing the City Center properties for redevelopment and to generating high-quality developer response is to include a clear development program that the City is wants and is willing to negotiate. However, that does not mean completing a detailed development **plan**. The City should not try to design the City Center Project on its own, the result will be too restrictive — let developers responding to a competitive solicitation do the work of delivering a plan that works for the City.

The key to providing a quality development program is to balance specific and detailed space plans for elements of the final project the City must have, and more general requirements for accessory uses and design considerations. We suggest the following development program as the basis for a competitive development solicitation:

The Government Function Space Program

Give developers the flexibility to locate the remaining government functions, based on the best functionality and economics. As shown, government functions (even Fire Stations) are effectively and economically developed throughout the US in mixed-use buildings. Generally, locating government functions in buildings with other uses saves construction cost through efficiencies of scale, as well as free up space on site for revenue (and tax) generating uses for the developer. The density and height allowances under CC zoning could provide for considerable stacking of uses; and

Also, give developers the flexibility of retaining, expanding, or redeveloping the City Parking structure, recognizing that any loss of spaces will have to be purchased from the City.

Residential Development Specifications

The lead private element of the City Center Concept is the provision of new housing. Maximum allowed density on site could include as many as 950 dwelling units. Also, strongest demand for new development in the City is for new multi-family housing. The City's suggested development for housing on site should include the following:

- A minimum target of 350 units of new housing, with a maximum up to the allowable under current CC District Zoning;
- A minimum of 25 percent of proposed housing units delivered at workforce affordable prices — rents or purchase price affordable to households earning 80 to 160 percent of the Area Median Income. Attempting to incorporate low-income housing into the City Center program would be challenging, and may limit the development of other uses within the complex. Development proposals should receive higher scores for developing affordable housing beyond the 25 percent minimum;
- Provisions for a range of unit types, including live-work units, or live-work flexibility in the residential building and unit design. How will the prospective developer support the growth of non-employer (solo owner) businesses?

Office & Co-Working Space

New job creation is one of the City's crucial needs. The suggested development program should include provisions for supporting significant employment generating uses on site. Given the City's needs, the size of the site, and future rail connections, the City Center should space to accommodate a minimum of 350 workers on site. However, this space does not have to be provided as traditional office space, but can be delivered using more efficient alternative office development. Every 10,000 square feet of traditional office space accommodates 50 workers, while the same 10,000 square feet of co-working space accommodates 200 workers and small business owners. Regional demand for co-working space leads the nation.

Business Development & Support

The City's downtown core lags the region in new business formation. The preferred development program should include either specific or generic space for a targeted business accelerator. A 10,000 square foot accelerator, based on regional averages, could host as many as 80 small businesses and start-ups per year. A preferred development program could also

include not only the provision of space, but include an experienced business accelerator operator and developer in the proposed development team.

High-Quality Multi-Use Public Space

Central Plazas are historically urban focal points for public gathering and exchange. As we have shown, they are also important to civic life, and properly designed, can be a revenue generating entertainment venue. Great public gathering space are also architecturally memorable.

Pedestrian Connectivity and Walkability

A core value of great spaces and urban development is that they provide extensive and safe pedestrian connectivity within them as well as to the rest of the neighborhood. A preferred development proposal should show how its pedestrian circulation space(s) provide ease of use, access and **continuous** walkability and connection to the surrounding neighborhood as part of a proposed Project.

Retail Space

In order to distinguish itself in the market from Dania Pointe, as well as provide new small business opportunities, the City Center program would be wise to consider developing accessory and ground-floor retail space as flexibly as possible, with the ability to be able to subdivide and rent spaces as small as 350 square feet.

Dania Pointe will be accommodating large retailers, national chains, and may have rents out of reach for the City's smaller retailers. This strategy of "micro-retailing" is being increasingly used to support and grow **local** retail businesses across south Florida.

Planned Connection or Integrated Development with Future Coastal Link Rail

This study has emphasized the opportunity and value that a TOD approach to the City Center brings to the project. A preferred development program should be specific about how it plans to provide convenient, safe, and easy direct pedestrian access from City Center to a new Coastal Link station next door. Better yet, a preferred development program will either plan for, or develop from the start, an integrated station as part of the overall Project.

Art, Art, and More Art

The clearest consistent thread throughout the Community Charette was both the community's demand for a unique and high-quality arts experience as part of a future City Center, regardless of other uses. Programming suggestions included space for galleries, artist studios, multiple-scaled performance venues, and the ability to accommodate cultural, visual and performing arts festivals on site.

In addition, specific concepts were presented for memorable and unique public art elements and experiences built into the project's landscape, public, and private spaces. In addition to supporting the City's growing arts scene, a major emphasis on not only design, but supporting flexible arts programming throughout the year in a new City Center has considerable strategic value, including:

- The development of arts venues can proceed ahead of more intensive development, as they can be established on informal sites, open spaces, or repurposed properties, bringing early energy to a new City Center;
- The arts can also be an effective vehicle for marketing and accelerating investment in the Downtown cores and large development projects. Street art installations, art festivals, and the development of early permanent open-space performance venues are effective vehicles for marketing a neighborhood to potential residents, investors, and developers; and
- Permanent arts and cultural venues are an important part of a mix of uses that make TOD, Innovation Districts, and downtowns desirable to both residents and businesses.

Distinctive Architectural Theme

Both the public and developers were clear on the need, and value of Dania Beach to develop a more distinctive architectural style that set is apart from neighboring communities. No single style prevailed as preferred. Development proposals should be required to develop and demonstrate a clear architectural theme, and the sub-elements that define it, as part of an overall development plan.

8. A Potential Redevelopment Deal Structure

The City's Bargaining Position

The potential economics of a well-structured P3 Agreement are compelling. To begin with, offered for private-public redevelopment, the City has over \$12 Million in real estate value to leverage for new facilities, public space, and other community development objectives.

As noted, the development potential of the site is considerable under existing zoning — over 950 housing units, or 1 Million square feet or more of new development, and the possibility for dramatic new public space, educational facilities, commercial, retail, and art spaces.

A **very** rough estimate of the total area of the City facilities that need to be replaced and upgraded — City Hall, the DeMaio Library, and Parks/Chamber of Commerce — is 58,141 square feet. This number might be larger than is really required, as City Hall includes a large entry lobby that probably can be downsized in a new configuration. Assume that a new City Hall, configured for future growth, would need to expand by another 35% — that's a total of 72,491 square feet. Using current construction prices for an 11 to 20-story office building, the order of magnitude construction cost build all new unfinished space within a single office building is between \$8.3 Million to just over \$11 Million. An additional \$2 Million to \$3.3 Million would be require to fit-out the interiors. Based on these loose order-of magnitude estimates, the total construction cost of new City facilities would be between \$10.4 Million to \$14.3 Million.

The City's Bargaining Position

The value of the City properties approaches the cost to build out new City facilities. However, additional value considerations enhance the City's bargaining position further. First, a general rule of thumb for large real estate projects is that the land cost should be no more than 20

percent of the total project cost. Here, the City's CC zoning allows a total order of magnitude project value of over \$200 Million. The value of the City's land represents only 4 to 5 percent of a total project cost, or less. The value of the City's parking structure is also significant. The appraisal for the property assumed an "as-if vacant" value for the properties, but did not address the value of the parking structure remaining.

A Simple Suggested Deal Structure

The City's ownership of the proposed City Center properties is the key to structuring a P3 redevelopment agreement. The simplest deal structure to offer prospective developers is to swap the value of the property for new space within a redeveloped City Center complex. This is both the City's bargaining chip and key to driving the specifics of a new City Center. Using successful examples elsewhere, the simplest deal structure to maximize value and minimize risk for the City would have five points:

1. After selecting a preferred developer through a competitive solicitation, the City and preferred developer would cooperatively complete a design and construction cost estimate for its new facilities within the City Center complex, specifying all details of design and occupancy.
2. After agreeing on a price (value) for the construction of the City's new facilities, the City would enter into a purchase contract under which the developer acquires the City Center sites from the City for \$1, or executes a ground lease (typically 99 years, and subsequent renewals), for \$1 per year.
3. In exchange, the developer develops, finances, and completes construction of the City's new facilities, which may be stand-alone or part of a larger building, based on the City's approval. The City receives a credit of \$12.3 Million (the appraised value of the properties) to be applied against the cost of construction of its facilities.
4. The City would assume its new space for a Triple-Net Lease (NNN) of \$1 per year, and would be responsible for fit-out, utilities, insurance and annual maintenance of its new space. The developer would be responsible for maintenance, management, leasing and improvement of the remainder of the complex.
5. The developer also gains the right to develop the remainder of the property according to a detailed development agreement with the City, specifying exact design, construction details, operating costs, and rent schedules, according to the agreed upon adherence to the development program listed above.

There could be variations on this approach, but the fundamental advantages are that the city gains new space at a significantly reduced cost than it would otherwise incur building new facilities on its own and gains the benefits of a significant development project delivering project elements it dictates with little additional risk. Other elements to consider as part of a final deal could include:

- Shared profits for the City on revenues above an agreed-upon amount;
- Given the possible range of uses, engaging a single developer as a **Master Developer** might make sense. A single developer bringing other specialist developer into the project to build-out specific components might provide additional benefits including lower development costs; and

- Not releasing the City's land all at once, but based on the completion of agreed-upon benchmarks.

9. Consider Engaging Professional Representation

The solicitation and negotiation of a P3 agreement of this kind requires extensive experience. The City would be well advised to hire experienced outside representation to undertake what is essentially a large tenant-representation program. The region has a host of national brokerage and other real estate professionals who have completed similar assignment nationwide.

10. Other RFP Elements

A good competitive solicitation is clear in its goals and very specific about how it will be evaluated (scored). It also makes the proposers do the work of figuring out major issues, problems, or opportunities. In addition, to specifying the basics including a clear development plan, site plan, and design, a solicitation for the City's purposes should also include other key elements:

- City Hall needs to stay on-site during the redevelopment process, unless proposers can demonstrate a cost-effective temporary relocation of City Hall. Proposers should provide a detailed relocation and/or development plan that stages the movement of City facilities into their new location on site;
- All proposals should demonstrate current success financing projects of \$50 Million or more, and include financial partners and investing institutions as part of the development team;
- All proposals should complete their own Economic analysis, estimating the City's cost to construct and operate its proposed space program, employment created by their project, and a projection of all private and public costs for the next 30 years;
- A detailed financial proposal showing the breakdown of, allocation or sharing of project development and long-term operating costs;
- A commitment to a **Community Benefits Agreement** (CBA), where the developer gives first preference to hiring City businesses and residents for all project development, construction, and operating functions;
- Consider Forming A Development Authority to Own City Center. A common practice to reduce risk to the City is to create a separate corporate entity to retain and manage the elements of the City Center that remain publicly owned. This places a corporate barrier between the City and future risk associated with the project; and
- Consider Minor Zoning Modification. Current national research indicates that ridership, and therefore economic sustainability of TOD projects increases directly with the density of residential development and employment. It is generally recognized that 30 dwelling units per acre is a bare minimum to support bus transit system stops, but rail transit ridership functions best at **minimum** densities from 100 to 150 units per acre or more. Similarly, if a TOD serves employment uses, transit ridership functions best when uses within ¼ mile of stations is a minimum of 50 jobs per acre. The CC zoning for the core center area of the CC District

meets these standards, and provides opportunity to develop a high-density mixed-use project. However, the transition zone on the western edge of the CC District, along the east edge of the FEC Rail line, allows only 8 stories maximum height. The study team's only recommendation would be reconsider recasting this strip of properties to match densities in the core of the CC, as they are directly along the rail line, and higher densities would benefit ridership and station development considerably at this location.

Development Checklist and Timetable

Completing the Process to Release a Competitive Development Proposal Solicitation

The City's stated goal is to test the market by developing the best possible competitive solicitation that increases the quality and number of development proposals from the private development market. The decision to proceed is not an easy one, as it will impact the City for decades. The process to move down the path toward a City Center redevelopment requires a thoughtful, informed and deliberative process. This study has been structured as a resource to assist City leaders make the important decisions required to move through this process.

The timetable below projects the Action Plan recommendations into a process playing out over the course of one year — from a formal decision to proceed to the execution of an agreement with a preferred developer. It is a conservative estimate, as some of the tasks can be either compressed or run on closer parallel tracks. Many tasks also anticipate that a formal vote from the Commission will be required in order to be adopted and/or completed, so that the Commission meeting schedule extends much of the process.

To: Chair, Vice Chair and Board of Commissioners
From: Rickelle Williams, Executive Director
Date: October 9, 2018
Re: Single-family Housing Development Design Proposal

Background

The Dania Beach Community Redevelopment Agency (CRA) Board approved the *At Home Dania Beach* Residential Revitalization Program at the June 12, 2018 CRA Board meeting. The *At Home Dania Beach* program provides a multifaceted approach to increasing the appearance, vibrancy, sustainability, public safety and value of the area to drive further investment and neighborhood stabilization. The Program encompasses a simultaneous and multi-dimensional policy to enhance the residential housing environment through the following five (5) strategies: Beautification, Acquisition & Disposition, Development, Homeownership and Trust Fund.

Program Goals include:

- Remove slum or blighted conditions
- Create CRA area beautification
- Facilitate new development & redevelopment projects
- Attract private investment in CRA area
- Foster neighborhood pride

Update

In order to facilitate the Homeownership strategy, the CRA has engaged with architectural firm, Roomscapes, Inc. that specializes in producing residential architectural plans for the affordable housing industry. The CRA Board has made a commitment to developing homes that add to the tax base, enhance community aesthetics and provide quality, sustainable homeownership opportunities to households of low-to-moderate income.

Roomscapes, Inc. has worked with CRA staff to develop plans for 3 bedroom/2 bathroom single-family homes ranging from approximately 1,300 to 1,500 square feet. The proposed homes will sell for approximately \$220,000.00 to \$230,000.00 based on today's construction costs.

All homes feature the following sustainable characteristics:

ENERGY:

1. Envelope of house is well insulated with R-10 wall insulation and R-21 spray foam insulation on the underside of the roof sheathing. There will be no 130 degree attic above conditioned space. A second layer of R-5 insulation in all exterior walls adds insulation and separates the drywall from the perimeter furring which prevents heat loss by conduction.

2. Infiltration and exfiltration (the leakage of air through the exterior walls, ducts, and ceiling) is minimized by sealing all bucks against the structure and filling all gaps with expandable foam and sealants.
3. All air ducts are sealed with mastic at all connections reducing leakage from common 10% to 3%.
4. High efficiency SEER 16 Air Conditioning system with Programmable Thermostat properly sized per energy calculations.
5. Ceiling fans used in all bedrooms and living spaces.
6. Solar light tubes installed in dark areas.
7. Trees and shrubs placed to shade east, south, and west facing elevations.
8. Exterior and interior colors are light to reflect radiant heat gain.
9. Roof color is white or light gray to reflect radiant heat gain.
10. Tankless water heater installed in central location to heat water only on demand.
11. All hot water lines insulated.
12. House envelope proportioned to reduce exposure and maximize efficiency.
13. All appliances and electrical fixtures to be energy star rated.
14. Exterior light fixtures to have motion sensor and light sensor.
15. Closet light fixtures to be on timers.

WATER:

1. Water integrity test to be performed to assure no leaks in system.
2. All appliances and plumbing fixtures to be low flow water saving type.
3. Toilets to be dual flush toilets with 1.28 gallon per flush usage.
4. Air conditioner condensate line is used for irrigation.
5. All landscaping is drought tolerant native landscaping.
6. Grass areas are kept to less than 50% of total landscaping area to minimize need for irrigation.
7. Driveway is 65% permeable. All rainwater is absorbed in the soil and runoff is eliminated.

HEALTH:

1. All slab, ceiling and wall penetrations are sealed.
2. Energy Star bathroom exhaust fans are installed with timers in both bathrooms.
3. Air Conditioning filter is easily accessible for cleaning.
4. Low V.O.C. (volatile organic compounds) paints, caulking, and adhesives are used throughout interiors. (No formaldehyde gases emitted)
5. Installation of additional layer of insulation in exterior walls virtually eliminates exterior noise.

MATERIALS:

1. Stucco and Drywall to have partially recycled content.

2. Windows are impact resistant and locally produced to minimize travel distance for delivery.
3. Attic insulation is recycled cellulose.
4. All trim is finger jointed (recycled) wood trim.
5. Interior metal studs are made from recycled metals.
6. All trash and waste from construction is to be separated for recycling.
7. Countertops are made from recycled stone.
8. Porcelain tile flooring with recycled content or bamboo wood flooring used throughout
9. All exposed edges of wood cabinetry is sealed.

Recommendation

Motion to approve the tentative design proposal and move forward with site plan submittal process.

CITY OF DANIA BEACH CRA HOUSES MAP LOTS 1,2,3, & 4

LEGEND

- MAJOR ROADS
- LOCAL STREETS
- CRA LOTS
- PARCELS



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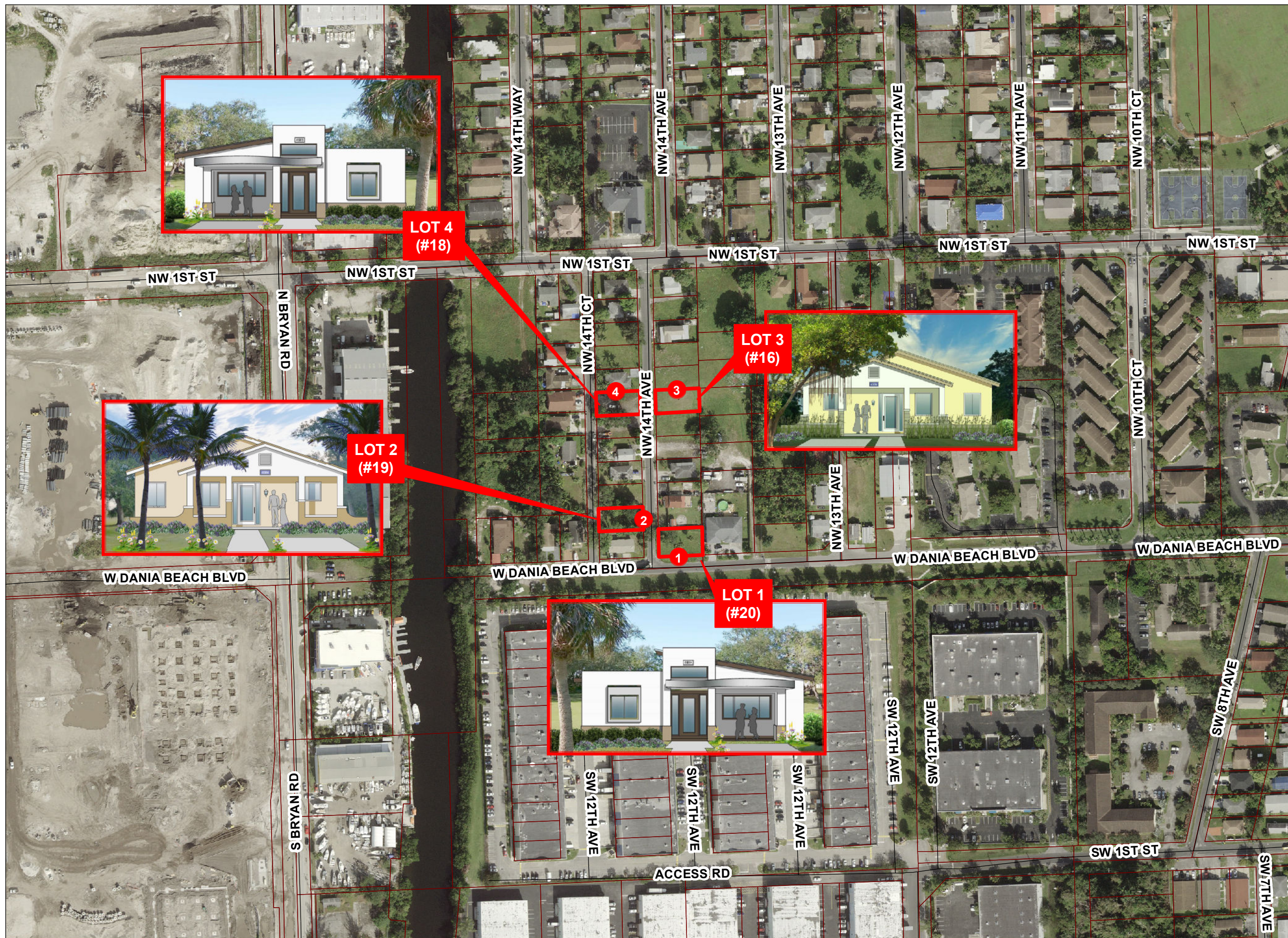
1 INCH = 200 FEET

NOTE: FOR PLANNING
PURPOSES ONLY.
SOURCES: FDOT,
BROWARD COUNTY GIS,
AND CITY OF DANIA BEACH

CITY OF DANIA BEACH CRA
100 W. DANIA BEACH BLVD.
DANIA BEACH, FL 33004
954-924-6801
WWW.DANIABEACHCRA.ORG



MAP PRINTED ON OCTOBER 4, 2018



CITY OF DANIA BEACH CRA HOUSES MAP LOTS 5 & 6

LEGEND

- MAJOR ROADS
- LOCAL STREETS
- CRA LOTS
- PARCELS



0 50 100
FEET

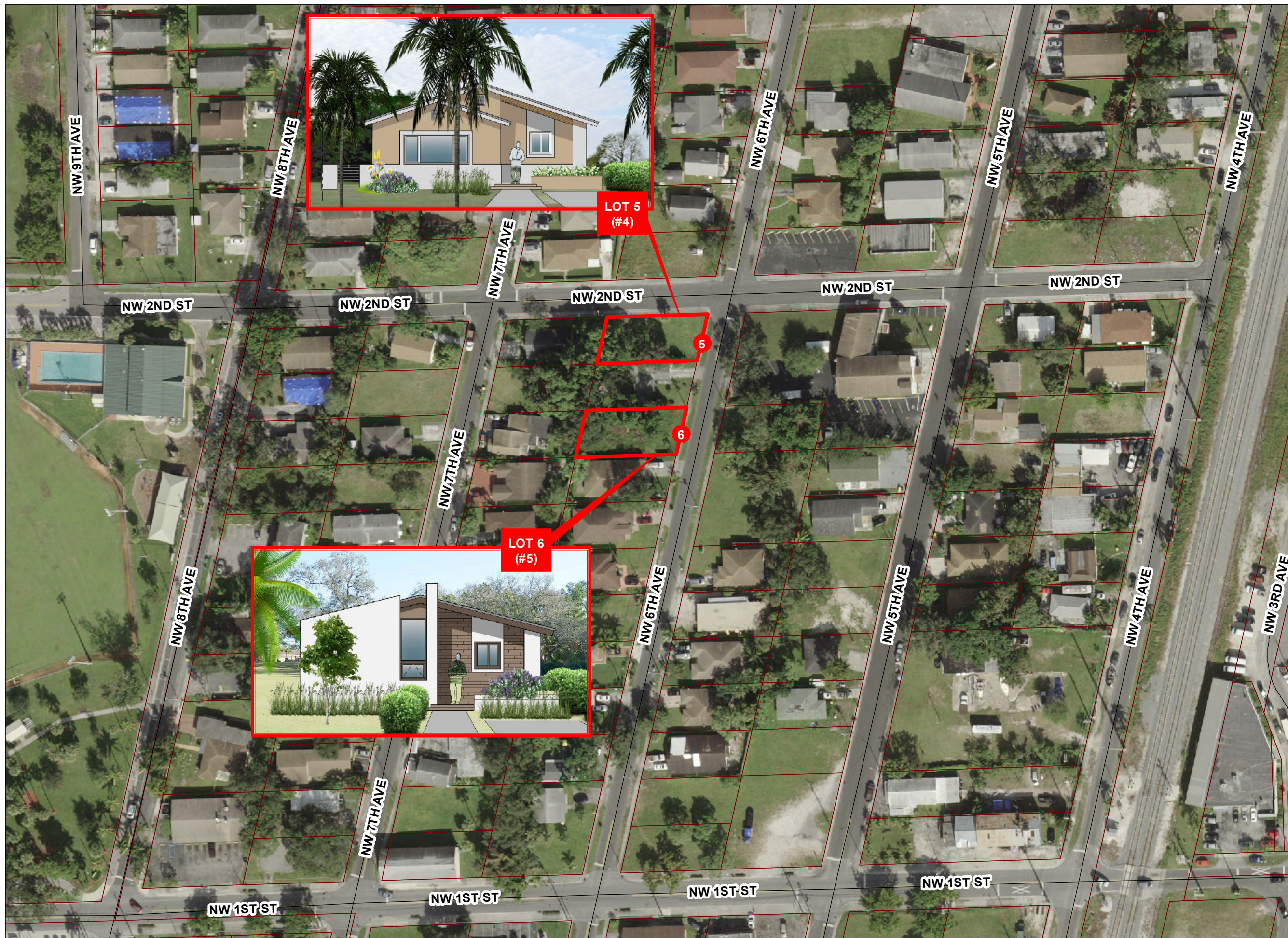
1 INCH = 100 FEET

NOTE: FOR PLANNING PURPOSES ONLY.
SOURCES: FDOT,
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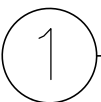


① FRONT ELEVATION

SCALE: 1/4"=1'-0"

MODEL 'B-1'
9-27-18

LOT 4
1,290 SF



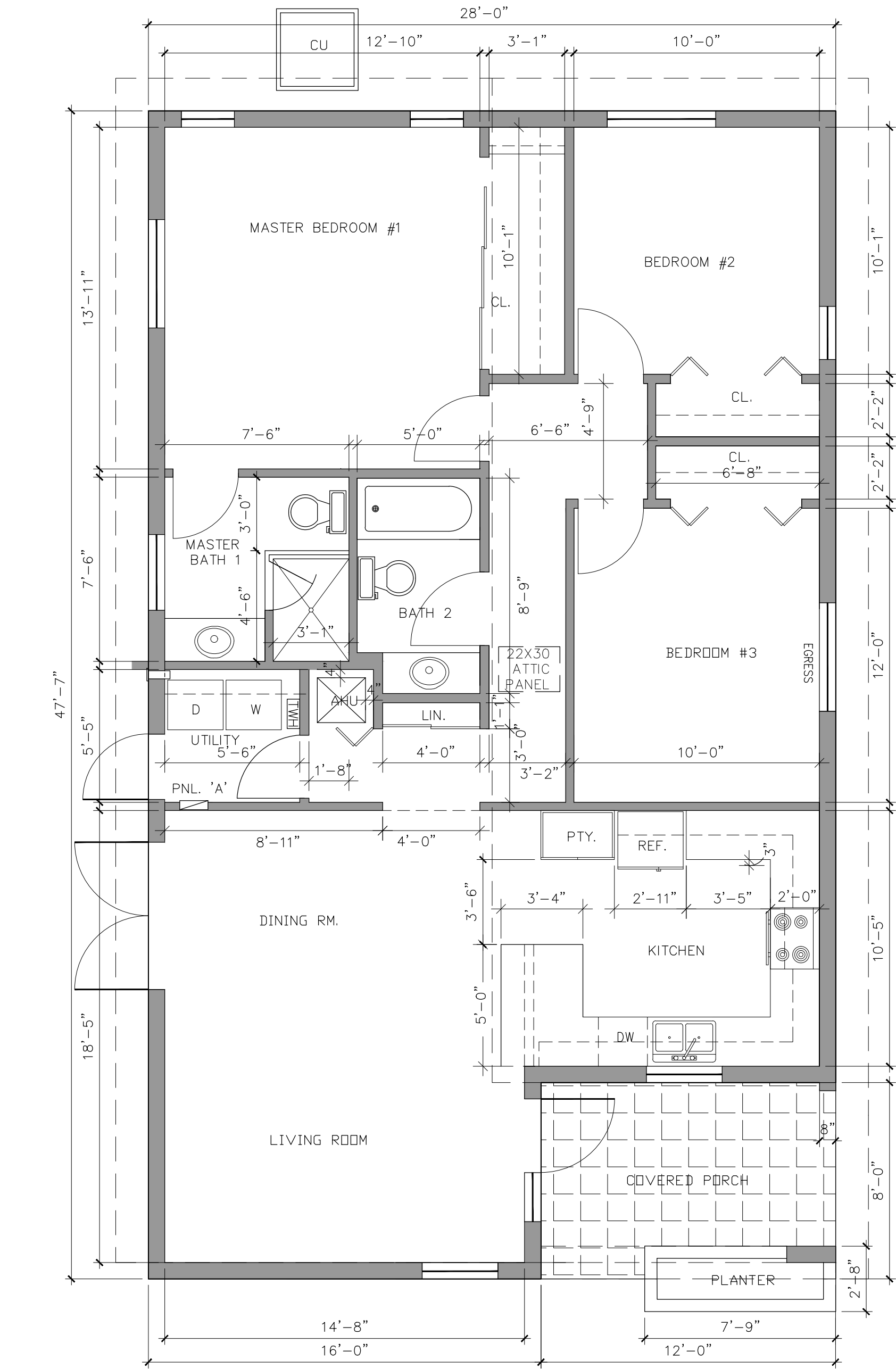
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1 FRONT ELEVATION

SCALE: 1/4"=1'-0"

MODEL 'B-2'(a) LOT 5
9-27-18 1,290 SF



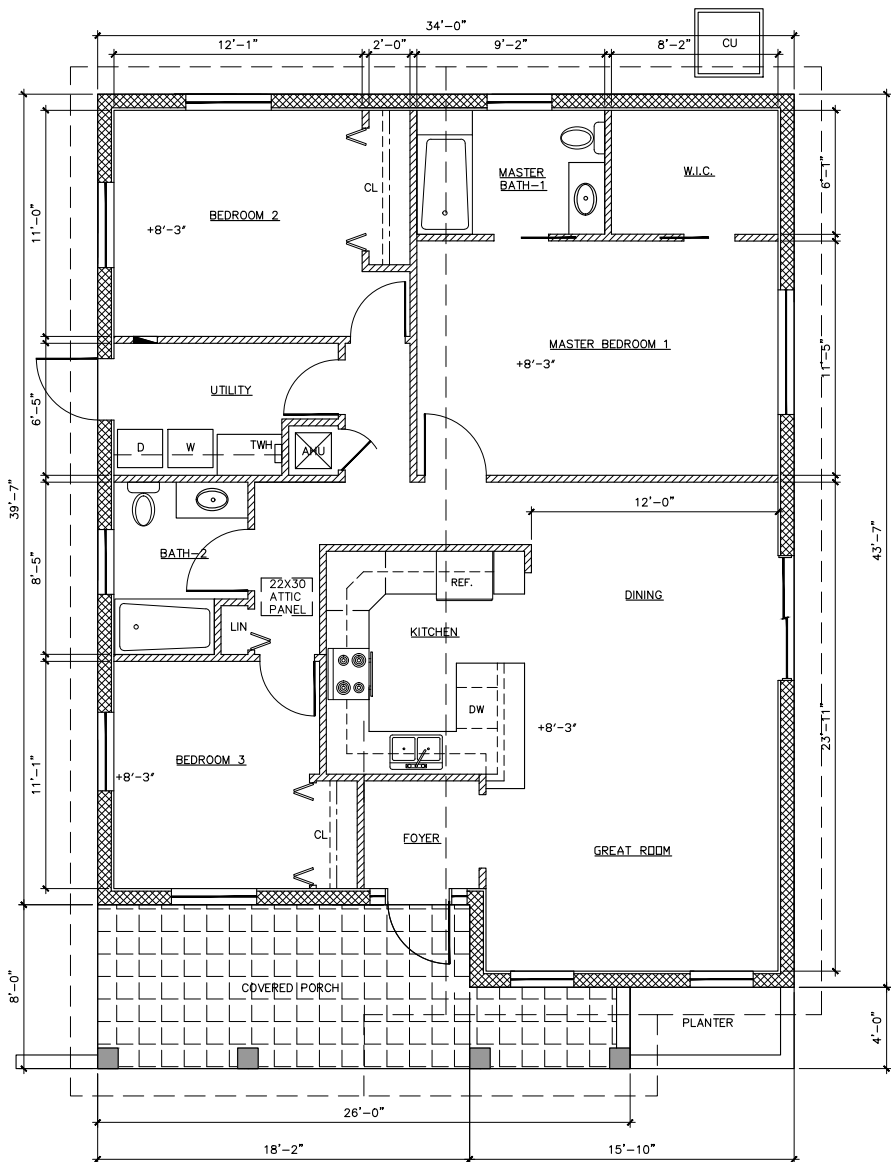
1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



① FRONT ELEVATION
SCALE: 1/4"=1'-0"

MODEL 'A'
9-27-18

LOT 16
1,500 SF



1

PROPOSED FLOOR PLAN

SCALE: 1/4"=1'-0"

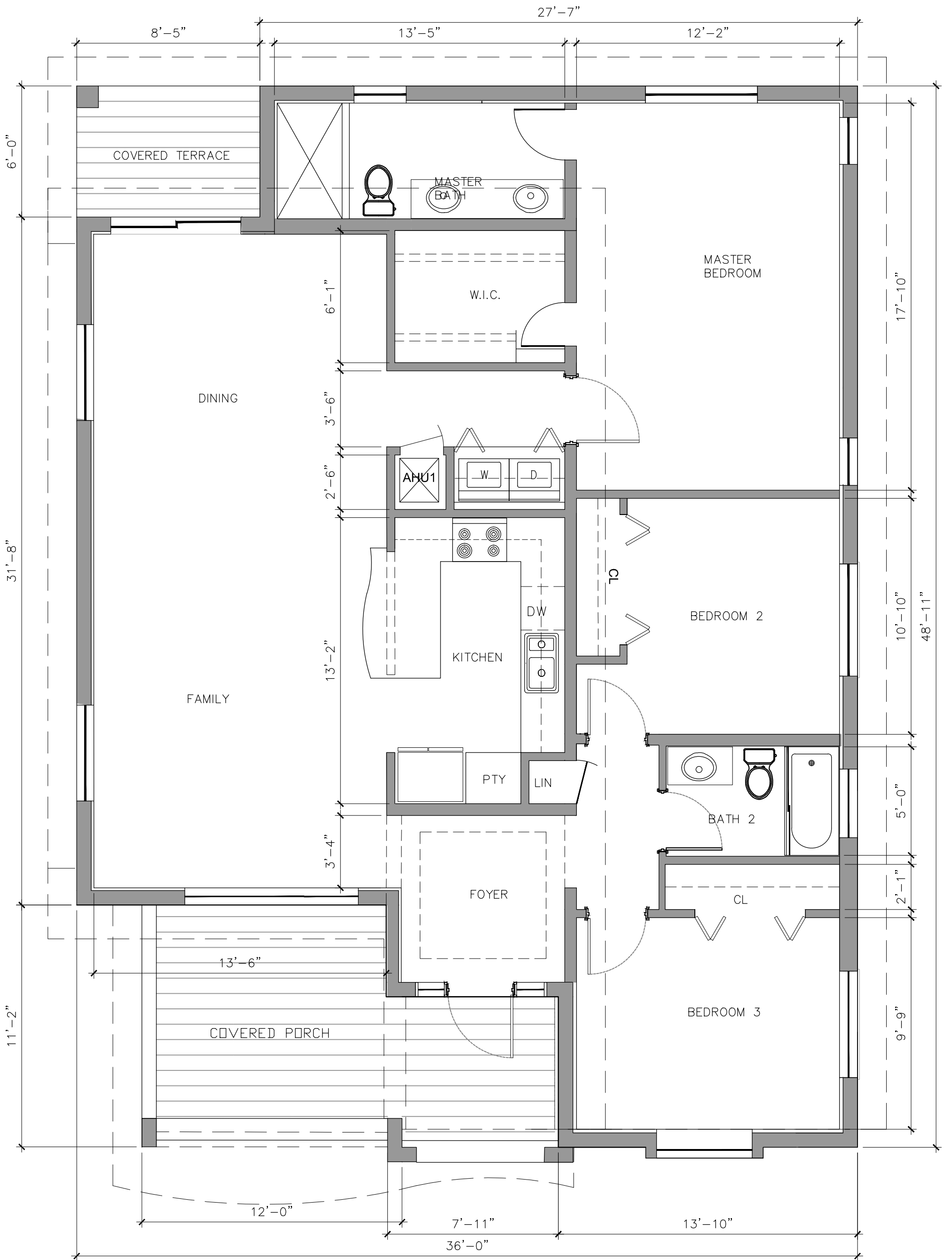


① FRONT ELEVATION

SCALE: 1/4"=1'-0"

MODEL 'C'
9-27-18

LOTS 18 & 20
1,500 SF





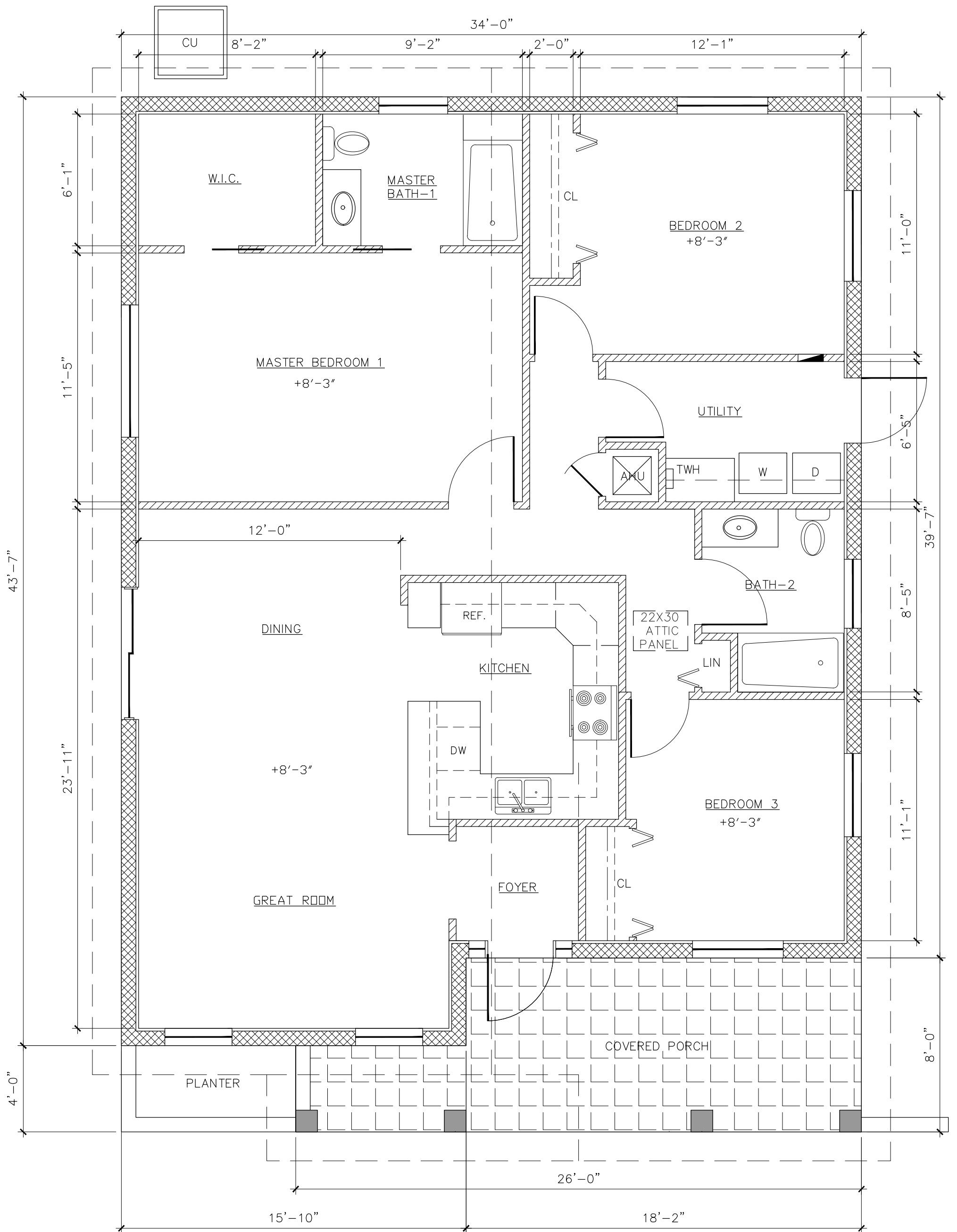
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FRONT ELEVATION

SCALE: 1/4"=1'-0"

MODEL 'A'
9-27-18

LOT 19
1,500 SF



1

PROPOSED FLOOR PLAN

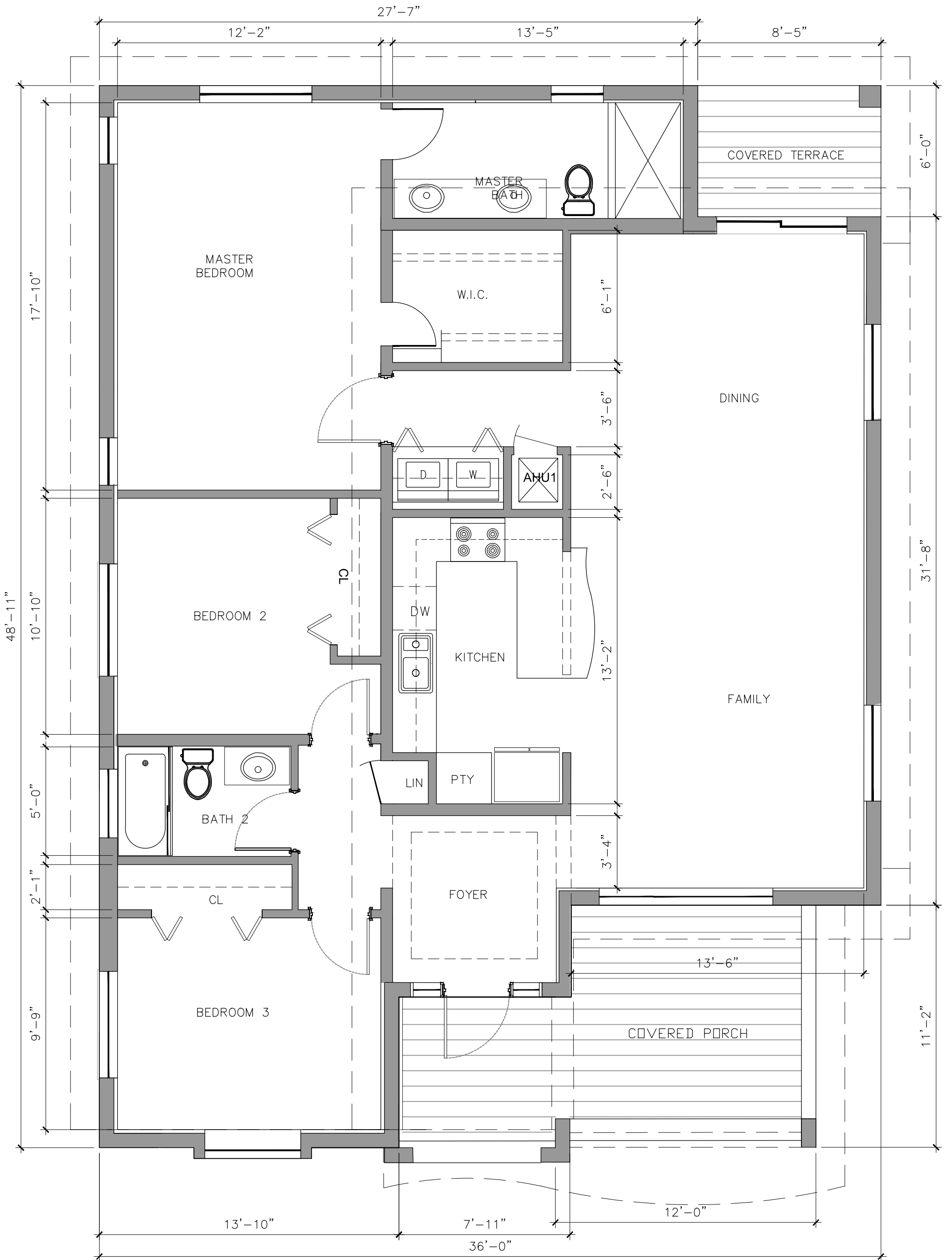
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2

PROPOSED FRONT ELEVATION

SCALE: N.T.S.



To: Chair, Vice Chair and Board of Commissioners
From: Rickelle Williams, Executive Director
Date: October 9, 2018
Re: Signal Box Art

Background

As in 2013 and 2015, the Creative Arts Council (“CAC”) Advisory Board desires to decorate traffic signal boxes with original artwork. The Creative Arts Council created a Signal Box subcommittee to identify and/or select artists to provide original artwork for two signal boxes at the following locations:

- Ja Ely Blvd (across from Attucks Middle School)
- Federal Highway & 1st Street

The recommendation of the Signal Box subcommittee was presented to the full CAC for approval. The CAC now seeks approval from the CRA Board (also serving as the City Commission) to move forward with the project.

Recommendation

That the CRA Board decide on the proposed signal box art.



Ja Ely Blvd Signal Box (across from Attucks Middle School)

