

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, NOVEMBER 12, 2019 - 6:00 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.
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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. Administrative Report Memo
2. Florida Redevelopment Association Annual Conference Report

4. PRESENTATIONS

1. Trion Project: Dev Motwani, Merrimac Ventures

5. CONSENT AGENDA

1. Minutes:
 - Approve Minutes of September 11, 2019 CRA Board Budget Workshop
 - Approve Minutes of September 30, 2019 CRA Board Workshop - Budget Allocations
 - Approve Minutes of October 7, 2019 CRA Board Meeting

2. Travel Requests:

Request from CRA Executive Director Rickelle Williams to represent the CRA on a fact finding and observation tour of the Virginia Beach Town Center in Virginia Beach, Virginia on dates to be determined in November 2019 (Estimated cost \$791.50)

3. Approve PATCH event fee waiver request for Thanksgiving Food Drive/Giveaway sponsored by the Tamara James Foundation, Inc. on Tuesday, November 26, 2019
4. Approve Commercial Property Improvement Grant for Fish Grill, 75 N Federal Highway, in the amount of \$17,486.00

6. PROPOSALS AND BIDS

7. DISCUSSION AND POSSIBLE ACTION

8. BOARD MEMBER COMMENTS

9. INFORMATION ITEMS

10. ADJOURNMENT

To: Chair, Vice Chair and Board of Directors

From: Rickelle Williams, Executive Director

Date: November 12, 2019

Re: **Administrative Report**

1. CRA to partner with Dania Beach Clergy Alliance and OIC of South Florida for an Introductory Job Readiness Training Program

The Dania Beach CRA will be partnering with the Dania Beach Clergy Alliance and OIC of South Florida to facilitate three (3) free job readiness training sessions to interested participants age 14 and up. The trainings will consist of a 5-hour workshop designed to provide career-inspired, job seekers with the introductory/intermediate skills to interact and compete effectively in today's workforce. Topics include career assessments, communication, teamwork, networking, problem-solving, business etiquette, as well as resume and interview tips. The training sessions will be held at CW Thomas Park in January, February and March 2020. More details to follow.

2. Mold Remediation Impact

In addition to some City of Dania Beach Departments, the CRA has been storing various items in the upstairs area of City Hall. Last weekend, a mold remediation company, hired by the City, evaluated the area and determined that all the CRA items being stored there would need to be discarded due to exposure to mold. The CRA is currently completing an inventory/assessment of all the items that will need to be replaced. The majority of the items are event-related items for the Arts and Seafood Celebration including signage, marketing materials, decorations, t-shirts, etc. These items are reused annually to save on event costs. The estimated loss is being calculated and will be shared with the CRA Board as soon as possible as these items will need to be procured.

3. Broward County Broward Redevelopment Program (BRP) Grant– Trion

The CRA applied for a BRP grant for public improvements supporting the Trion 300-unit mixed-use development slated for the corner of East Dania Beach Boulevard and Federal Highway. On March 5, 2019, the CRA was awarded the grant in the amount of \$1,000,000.00. On September 10, 2019, CRA staff met with Broward County and Merrimac Ventures, the developer of the Trion, to discuss the next steps leading to an Interlocal Agreement with Broward County. Please note that no other grant awardee has executed an Interlocal Agreement with Broward County at this point. The Interlocal Agreement must be executed within one year of the grant award, which was March 5, 2019. The CRA provided Broward County with the required site plan documents that detail the public improvements and facilities (public park and fountain) that will be part of the project. The site plan must demonstrate that there will be site control. Merrimac Ventures also indicated that they plan to submit a text amendment to the City of Dania Beach based on minor alterations to the unit mix of the development. The estimated timeline for the Interlocal Agreement to be executed is December 2019. The first draw of grant funds will be provided to the CRA with submission of all permit documents and developer agreements to Broward County. This is estimated to

take place in July 2020. Dev Motwani of Merrimac Ventures will provide more project details at the November 12, 2019 CRA Board meeting.

4. Broward County Redevelopment Capital Program –Loan to Grant Conversion: Parking Garage

A new loan agreement for the remaining loan balance of \$621,876 will be drafted by Broward County and submitted to the CRA Board for execution.

5. Community Development Block Grant (CDBG) 45th Program Year Application- Wayfinding Signage

Broward County is waiting on approval from HUD to move forward with the Agreement.

6. City Center Project

CRA staff and designees have participated in three (3) internal meetings with City staff and designees to discuss strategies for the City Center Project negotiation process. CRA staff and designees have also participated along with City staff and designees in three (3) negotiation meetings with the development team from Armada Hoffler/Capital Group. More information and details will follow as it becomes available.

7. Pride events revisited: Tropical Wave Ensemble

The City of Dania Beach Parks and Recreation Department has changed the date for the Tree Lighting Ceremony from Thursday, November 21st to Thursday, December 5th. As a result, the Tropical Wave Ensemble of the Gay Men's Chorus of South Florida is no longer available to perform at the event.

8. At Home Dania Beach Program – Beautification Grants

All forty-five (45) homes under the existing agreement with Rebuilding Together Broward County have been completed. A new agreement for additional homes will be brought forward at the December 10th CRA Board meeting.

9. At Home Dania Beach Program – Affordable Housing Development

Based on the Agreement, the Developer may complete the project as late as May 2020, however, that time period is expected to be much shorter. The following inspections have been completed to date.

Address	Bldg. Footing	Elec. Footing Bond	Rough Plumbing	Plumbing Sewer
19 NW 14 Avenue	Completed	Completed		
40 NW 14 Avenue	Completed	Completed	Completed	
1361 W. Dania Beach Blvd	Completed	Completed		
47 NW 14 Avenue	Completed	Completed	Completed	
149 NW 6 Avenue	Completed	Completed	Completed	Completed
135 NW 6 Avenue	Completed	Completed		

10. At Home Dania Beach Program – Down-Payment Assistance

Housing Foundation of America, our non-profit Housing Counseling Agency, will host an event along with Citibank on Saturday, December 7, 2019 to continue to market the program, provide housing counseling and on-the-spot loan approval. The event will be held at City Hall in the NW Conference Room.

11. Smith Store Properties – Market Rate Housing Development

A Request for Quotes for Architectural Services has been issued. We are awaiting responses.

12. Rebranding Initiative

- **Tri-Rail Garage signs:** South Florida Regional Transportation Authority has agreed to replace two (2) signs at the FLL Tri-Rail Station at Griffin Road at no cost to the City of Dania Beach. The project is currently being coordinated.
- **Entranceway Signage:**
FDOT approval of the Community Aesthetic Feature Agreement for this project is still pending.
- **Park Monument Signs:**
Marking of the first phase of nine (9) park signs is underway.
- **Neighborhood Signs:**
All sixteen (16) neighborhood signs have been approved through the permitting process and the process of marking out the signs is underway.
- **Public Relations:**
A stakeholder survey has been prepared and was provided to the City Manager for review. Comments are pending. Plans will be made in coordination with the City Manager for an internal branding plan with a focus on employees.
- **Marketing/Advertising:**
New features in Gold Coast magazine, City and Shore, Travel Host and a bus shelter are scheduled for November and December. The mobile targeting campaign was completed on October 22nd. Mad4Marketing is continuing to provide social media content but has been unable to share content.

13. Upcoming Events:

- **Veteran's Day Blitz:** Rebuilding Together Broward County and Home Depot with Realtor Association of Palm Beach, Greater Ft. Lauderdale Realtors and South Broward Board of Realtors - **Monday, November 11, 2019** - Together with every Home Depot Store in Broward + volunteers, Rebuilding Together Broward County will be painting and landscaping upwards of 20 Veteran Homes and an American Legion throughout Broward County. Three of the homes are located in Dania Beach. Please contact me for more details.
- **PATCH 3rd Saturday's:** PATCH Harvest Fest – Saturday, November 16, 2019 from 9:00 AM to 1:00 PM (see attached flyer)
- **Winterfest Family Fun Day :** Sunday, November 24, 2019 from 10:00 AM to 3:00 PM at Huizenga Plaza 32 E Las Olas Blvd, Fort Lauderdale, FL
- **Winterfest Black Tie Ball (CRA Board):** Saturday, December 7, 2019 from 6:00 PM to 12:00 AM
- **PATCH 2nd Saturday's:** Orchid Workshop - Saturday, December 14, 2019 from 10:00 AM to 12:00 PM
- **Winterfest Boat Parade** (designated guests): Saturday, December 14, 2019 from 6:30 PM
- **Dania After Dark/Art in the Hall** – Saturday, December 14, 2019 from 5:00 PM to 10:00 PM



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1201 WEST DANIA BEACH BLVD

PATCH HARVEST FEST



SATURDAY **NOVEMBER 16**

Join us in Celebrating the First Harvest of the Season! Shop early for Thanksgiving side-staples at the Market, Arts & Crafts, Vendors, Garden Tours, Music, Games & Activities for the Kids, and More!!

FROM 9AM TO 1PM | EBT/SNAP
RECEIVE 50% OFF
FLORIDA-GROWN PRODUCE

SHOP LOCAL • EAT LOCAL

SHOP FRESH • NON-GMO • ORGANICALLY-GROWN PRODUCE AT UNBEATABLE PRICES!

FOR WEEKLY UPDATES + MORE INFO: 954.924.6801
ThePatchGarden.com | Facebook.com/PatchGarden



Memo

To: Florida Redevelopment Agency

From: Cliff Shepard; Shepard, Smith, Kohlmyer & Hand, P.A.

Date: September 6, 2019

Re: New Data Reporting Requirements and Automatic Termination of CRAs

House Bill 9 (the "Bill"), enacted this year and effective on October 1, 2019, makes a plethora of changes to the powers and duties of Community Redevelopment Agencies (CRAs). This memo addresses the following questions posed by the Florida Redevelopment Agency ("FRA") regarding the effects of the Bill, namely:

1. How to address the new reporting requirements of Section 163.371(2), which appear to require data based upon a calendar year (January to December) even though CRAs and other government agencies collect data based on a fiscal year (October to September); and
2. How the new expiration provisions in Section 163.3755 operate.

In my opinion, the new statute does not require a CRA to use calendar year data in its annual report, and thus a CRA can continue to use the same fiscal year data collected for its usual audit. Additionally, any CRA may be reauthorized with the approval of the governing board of its creating entity at any time prior to expiration.

An explanation of each answer is below.

Data Reporting Requirements

The Bill creates a new provision within the Community Redevelopment Act, Section 163.371, which provides various reporting requirements. Subsection (2) of that Section obligates each CRA to create an "Annual Report" with numerous subparts. That subsection reads:

(2) Beginning March 31, 2020, and not later than March 31 of each year thereafter, a community redevelopment agency shall file an annual report with the county or municipality that created the agency and publish the report on the agency's website. The report must include the following information:

(a) The most recent complete audit report of the redevelopment trust fund as required in s. 163.387(8). If the audit report for the previous year is not available by March 31, a community redevelopment agency shall publish the audit report on its website within 45 days after completion.

(b) The performance data for each plan authorized, administered, or overseen by the community redevelopment agency as of December 31 of the reporting year, including the:

1. Total number of projects started and completed and the estimated cost for each project.

2. Total expenditures from the redevelopment trust fund.

3. Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.

4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.

5. Total amount expended for affordable housing for low-income and middle-income residents.

(c) A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

There is some question as to whether a CRA, in assembling its annual report under this subsection, must re-collect data for the final months of the year due to different parts of the Annual Report having differing reporting periods. The audit required by Subsection (a) (the "Audit") must utilize data based on fiscal year—typically October 1 through September 30 of the following year. *See* F.S. § 163.387(8); *see also* F.S. §§ 129.04, 166.241 (setting October 1 as first day of fiscal year for counties and municipalities, respectively). On the other hand, the Subsection (b) report (the "Performance Report") must "include performance data for each plan authorized, administered, or overseen by the community redevelopment agency **as of December 31 of the reporting year**" Since both the Audit and the Performance Report require discussion of expenditures from the trust fund, there is concern that the CRA must audit its trust account usage for two reporting periods—the fiscal year and the calendar year—and thus perform significant redundant work.

However, on closer reading, the Performance Report need not include data from the last three months of the year. The best reading of Subsection (b) is that the December date

defines which plan the Performance Report must address. If the December 31 language was meant to define the *data* rather than the plan, the language would have read: "The performance data as of December 31 of the reporting year for each plan authorized, administered, or overseen by the community redevelopment agency" Instead, the "as of December 31" language is among the many listed descriptors of the redevelopment plan subject to the Performance Report. Therefore, the CRA may use whatever data is available from the reporting year.

If CRAs would prefer to include data from the last three calendar months out of an abundance of caution, they need not duplicate much data collection during that time. The Audit, as set forth in F.S. § 163.387(8), must include:

- The amount and source of deposits into the trust fund, as well as the amount and purpose any withdrawals from the fund during the fiscal year;
- The amount of principal and interest paid during the fiscal year on any indebtedness to which increment revenues are pledged;
- The remaining amount of indebtedness to which increment revenues are pledged;
- Financial statement(s) identifying the assets, liabilities, income and operating expenses of the CRA as of the end of the fiscal year;
- A finding by the auditor that the CRA is complying with other requirements of F.S. 163.387.

The Performance Report does not duplicate any of these items but does use some of the same data regarding withdrawals for two of its portions: (1) the total expenditures from the trust fund and (2) the total amount expended for affordable housing. The CRA could then simply subtract the first three months of expenditures¹ from the fiscal year and add the last three months of expenditures of the previous calendar year in order to satisfy those portions of the Performance Report.

Term Expirations

The Bill also creates a new language, located at Section 163.3755, which automatically terminates CRAs when the relevant governing body fails to intervene. That Section reads as follows:

(1) A community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter on October 1, 2019, or on September 30, 2039, whichever is earlier, unless the governing body of the county or municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body.

¹ Note that the statute's language is ambiguous as to whether "Total" means the total from the reporting year or the total over the life of the CRA. Out of an abundance of caution, I would recommend including both numbers.

(2)

- (a) If the governing body of the county or municipality that created the community redevelopment agency does not approve its continued existence by a majority vote of the governing body members, a community redevelopment agency with outstanding bonds as of October 1, 2019, that do not mature until after the termination date of the agency or September 30, 2039, whichever is earlier, remains in existence until the date the bonds mature.*
- (b) A community redevelopment agency operating under this subsection on or after September 30, 2039, may not extend the maturity date of any outstanding bonds.*
- (c) The county or municipality that created the community redevelopment agency must issue a new finding of necessity limited to timely meeting the remaining bond obligations of the community redevelopment agency.*

The FRA has encountered questions as to whether this section (1) allows for the continued existence of CRAs after 2039, or (2) requires any action be taken prior to October 1, 2019. In our reading, the automatic expiration created by this Section may be prevented by majority vote of the creating entity at any time prior to the expiration.

First, the Section unambiguously allows local governments to prevent any expiration under the Section by majority vote of the creating entity's governing board. The entirety of the expiration language is modified by the "unless" clause providing for approval of the CRA's continued existence.

Note that municipalities in charter counties should be able to prevent expiration under this section without authorization from their governing county. The county may argue that because a charter county retains any powers conferred by the Community Redevelopment Act not explicitly delegated by the county, the county retains the exclusive power to prevent expiration under this section. *See* F.S. § 163.410. However, the statute specifically names the governing body that *created* the CRA as the entity that must authorize extension—and thus the county can never hold that power over CRAs created by municipalities.²

The Section does *not* appear to place any deadline for reauthorization prior to the actual expiration. While Subsection (1) references October 1, 2019 twice, each time the reference is for something other than a deadline to reauthorize: the first reference defines which CRAs are affected by the Section, while the second reference defines which redevelopment plan sets the alternative expiration date. This also aligns with the fact that the act has an Effective Date of October 1, 2019. The Section's prospective language—

² The ability to prevent a CRA's expiration may be affected by an interlocal agreement between the county and the municipality. Any municipality considering voting to prevent expiration under the Bill should ensure that no interlocal agreement prohibits such actions.

allowing a governing body to extend a CRA by vote—would make no sense if the newly-created action must have taken place before the action even existed.

If a CRA has outstanding bonds that will not mature until after the scheduled expiration, the CRA should not rely on Subsection (2)'s automatic extension. It is true that subsection (2)(a) of 163.3755 provides that CRAs with outstanding bonds remain in existence until the date the bonds mature. However, when this occurs, the creating entity must issue a new finding of necessity limited to the timely meeting bond obligations. *See* F.S. § 163.3755(2)(b). It is unclear what this new finding of necessity is meant to accomplish—if not to limit the CRA's ability to utilize any powers not required to meet bond obligations. To avoid any argument on this matter, if a creating entity wants its CRA to continue using all available powers under the Community Redevelopment Act, the entity should affirmatively vote to reauthorize the CRA's existence.

SUMMARY OF CS/HB 9 Enrolled
Community Redevelopment Agencies (CRAs)
Passed During the 2019 Florida Legislative Session

I. Effective date October 1, 2019

II. Requires ethics training for CRA board members specifically

Currently, all municipal and county elected officials must meet annual ethics training requirements under Chapter 112.3142. County officials had this requirement before cities; city officials have been required to complete 4 hours of ethics training each calendar year since 2015. Now, each “commissioner” of a CRA created under part III of chapter 163 must complete 4 hours of ethics training each calendar year.

This “new” requirement is identical to that required of elected municipal officials, but now is specifically added in (c) of s. 112.3142, and s.163.367(1). So, the impact of this provision would most likely require new training for anyone on a CRA board who is not an elected official.

Note: “commissioner” of a CRA may not be a term used commonly, but it does refer to any board member of a Florida CRA in this case.

III. CS/HB 9 requires the CRA to use the same procurement processes as the city or county

163.370 is amended to add a new section (5) which says:

“A community redevelopment agency shall procure all commodities and services under the same purchasing processes and requirements that apply to the county or municipality that created the agency.”

Many CRAs currently use the purchasing processes, department, rules and regulations as the creating entity. However, for those who do not, as long as the processes that are used by the CRA are the same as the city or county, the CRA can do the procuring themselves as they currently do. This was an incorrect finding of the Miami Dade Grand

The law currently under s.189.069* requires each CRA to maintain an official website and to be preeminently displayed on the home page of the local general-purpose government that created the CRA, with a hyperlink to the CRA pages. Also, CRAs are required to submit their official internet addresses to the department (DEO/Special Districts). The DEO has interpreted that the CRA pages can be part of the local government's URL or website.

Also, we will update the list of reporting requirements for members soon and distribute the cheat sheet list of all the reporting/posting requirements for all Florida CRAs from all the Florida statutes.

V. Annual CRA Reporting Requirements

On line 166, s.163.371 (2) a new section requires several things to be included in the annual report (and published on the agency's website).

Instead of the former section on reporting in S. 163. 356(3)(c), buried in that paragraph/vague, we have a new section of law that addresses reporting.

HOWEVER, it does not mean that all the information has to be physically included in the annual report, i.e. one document. It can be parts of the report, separately linked on the web. For instance, the heading could be "2019 CRA Annual Report". The subheadings could be the audit report, performance data, housing expenditures, summary, etc. Whatever you currently include in your annual report, if you wish to continue although not specifically required by law, you are free to do so (as you have probably done for years). If your annual report is a glossy four-color document, with all the newly required information, with virtual page turning online, good for you as well! If your report is a letter to residents, the mayor and the county chair, with all the information listed in it (one sentence for each item), all good.

What is required as of 10/1/19? Included in the annual report, and published on the CRA website:

(a) the most recent audit – if not available, post within 45 days after it is – probably a good idea to say online that the audit will be posted as soon as completed, or not list the subheading at all until it is available, then post. Usually, CRAs need to wait on the city or county audit, which they are part of.

(b) Performance data for each plan of the CRA as of December 31 of the year being reported (I know! The fiscal year is the end of the reporting year for the audit – we could not get the legislature to focus on the fact that the Dec 31 date does not work with the end of the fiscal year...very frustrating, but we are stuck with it.)

How have the CRA activities have been successful, how as progress been made, what is being planned, etc.? This should be a positive accounting that is more narrative, which if possible, is made stronger if supported by numbers and statistics. I would bet that most CRA Annual Reports have already checked this off the list, without a new state law to require it!

Remember the goal is to keep annual reports for public inspection that when looked at from year to year, any person could say, wow, yes, things are getting better because of the CRA. This is not always easy, but it can be done, if positively presented.

VI. CRA term expirations - allows for extensions of CRA terms beyond 2039 by majority vote of the governing body that created the CRA.

Newly created s.163.3755

(1) A CRA in existence on 10/1/19 shall terminate as of its natural expiration, or as of 9/30/39 whichever is earlier.

UNLESS

The governing body of the county or municipality that created the CRA (line 201 page 9) approves its continued existence by a majority vote of the members of the governing body.

If the legislature intended to call the question on all CRAs relative to their existence, CRAs have plenty of time to get the vote locally, by the sponsoring local government.

VERY IMPORTANT NOTE: The city can vote any time after October 1, 2019, to approve their CRA's continued existence by a majority vote of the members of the governing body. There would be no downside to doing this, i.e. the governing body could abolish, amend, limit or vote otherwise at any later date. However, for planning purposes, it might be a best practice to get this requirement in the statute checked off immediately.

The bill/new law does not require the city or county to take the vote at the time the CRA expires or in 2039. Those dates are deadlines, not triggers.

It is totally up to the city or county that created their CRA as the when the vote is taken, i.e. they can stick with "natural expiration" (end of the CRA term, determined when created) or go with the 2039 date and let other elected bodies deal with the issue.

Making no change and taking no action immediately after the bill's effective date of October 1, 2019 is allowed – it just must be done by 2039.

VII. *Limits the extension of outstanding bonds' maturity beyond 2039 and adds requirements for all bonds outstanding as of 10/1/19*

New

s. 163.3755 (2)(a) – (c)

(2)(a) deals with the situation in which:

The governing body does not approve the continued existence of a CRA

There are CRA bonds outstanding as of October 1, 2019

These CRA bonds are due to mature AFTER 9/30/39.

There are so few cases in which CRAs have been able to issue bonds on their own. TIF is usually a secondary pledge using CRA generated monies. So, this provision would not be applicable to most CRAs. However, check with your bond counsel if your CRA has issues bonds, to assess the impact of these subsections on your bonds.

(2)(b) says that as of 9/30/39, any CRA may not extend the maturity of any outstanding bonds.

(2)(c) requires a new finding of necessity limited to meeting the remaining bond obligations, *apparently after 9/30/39*, but does not specify in the paragraph.

VIII. *Declaration of "Inactive" CRAs*

The definition of inactive is new language in s.163.3756 is a CRA that has reported no revenue, no expenditures, and no debt under s.189.016(9) for six years since 2016. Chapter 189 deals with special districts of all kinds in Florida, and all CRA are DEPENDENT special districts.

This subsection (9) of s. 189.016 cross references the requirements for an annual financial report under s. 218.32 and s.218.39.

The Florida Department of Economic Opportunity must declare these CRAs inactive. There is a process for challenges, limitations on expenditures, and exemption from s.189.062(2) and (4) which require dissolution of the district, assets and a referendum.

s.163.3756(5) specifically says that the "inactive districts" language in that section is cumulative to the language in Chapter 189.062 (inactive districts) and if Chapter 163 conflicts with Chapter 189 regarding inactive districts, s.163.3756 will prevail.

NOTE: "Submit" does not preclude electronic transmission to the chair of the board, with a link to where the adopted budget is posted online.

- e. The all-important but controversial in the past words "included but not limited to" have been REMOVED in CS/HB 9, but replaced with the new s.163.387 (6)(c)9.***

Remembering what CRAs can spend money on is the 5 W's and HOW:

WHO – CRA board takes separate action, as the CRA, to approve their annual budget. Following this, the city or county commission includes the CRA budget as part of their annual budget, unless they officially vote to keep them separate (Chapter 189)

WHAT – anything pursuant to the annual CRA budget

WHEN – October 1 – September 30, the fiscal year for all CRAs

WHERE – anything in the **CRA district (See the list of what can be included in the budget.)

WHY – original finding of necessity and subsequent actions taken by the local government that created the CRA

HOW – anything in the current, amended or new CRA plan

Also, for the first time, (6) (a) specifically links Chapter 163 expenditure requirements to Chapter 189 (special districts) expenditure requirements. "Except as otherwise provided in this subsection, a CRA shall comply with the requirements of s. 189.016 (reports; budgets; audits.)" Again, Chapter 163 specifies that it prevails over Chapter 189 requirements.

NEW LIST OF WHAT CRAS CAN BUDGET FOR in s.163.387(6)(c) revised in 2019.

1. Administrative and overhead to implement the plan;
2. Planning, surveys, financial analysis, and reimbursement of money expended before the CRA plan is approved and adopted;
3. Acquisition of real property **in the CRA;
4. Clearance and preparation of property **in the CRA, and assistance to property owners impacted;
5. Repayment of any form of indebtedness;
6. Funding of anything in an ordinance or resolution authorizing indebtedness;
7. Affordable housing **within the CRA;

3. New requirement to include in the annual audit report:
A finding by the auditor as to whether the CRA has or has not complied with subsections (6) and (7) of s.163.387.
- (c) New requirement that the CRA audit report must accompany the financial report submitted by the city or county under s.218.32 (AFR or CAFR to the Department of Financial Services (DFS))
- (d) Deletes "by registered mail" from the current law requirement to provide a copy of the audit report to each taxing authority.

Finally, s.218.32 (3) is revised to specify that failure of the city or county to file a CRA report as required under all of (8) with the Department of Financial Services constitutes a failure to report.

Further, by November of each year the DFS must provide the Special Districts Office of the Florida Department of Economic Opportunity with the list of each CRA that does not report any revenues, expenditures or debt for the previous fiscal year.

EFFECTIVE DATE OF CS/HB 9: 10/1/19

For further information, contact Carol Westmoreland at cwestmoreland@flcities.com or 850-701-3608.

MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
BUDGET WORKSHOP
WEDNESDAY, SEPTEMBER 11, 2019 – 12:00 P.M.

1. Call to Order/Roll Call

Chair Lewellen called the meeting to order at 12:03 p.m.

Present:

Chair:	Lori Lewellen
Vice-Chair:	Lauren Odman
Board Members:	Chickie Brandimarte
	Bill Harris
	Tamara James
Executive Director:	Rickelle Williams
City Attorney:	James White
CRA Secretary:	Thomas Schneider

2. Items for Discussion

Director Williams gave a presentation which is attached to and incorporated into these minutes. She addressed the budget shortfall and allocations to the City required to be made by the CRA. The CRA has had the same General Fund allocation for the past six years, yet expenditures have increased over that same period.

Board Member Harris felt the Bike Sharing at two locations is premature and could be eliminated.

Chair Lewellen questioned if a study has been done for bike sharing; we do not know if the Casino would be a good location. She has looked at other cities; when these programs are implemented, they start with a pilot program and have companies provide services. We should let Kimco pay for this program if they want to do it; in next year's program, we could fund it. She does not want to pay for it now.

Board Member James noted we would not be bearing the brunt of the cost of this program. There is a lot of foot traffic on US-1; we could reduce the amount, but the money should be in the budget.

Chair Lewellen questioned the number of companies staff has spoken to about a bike sharing program.

Director Williams responded two, the one currently operating at the beach and Lime. Due to the low density at City Hall, no sponsorship has been recommended for a location there. When the City Center comes, it could possibly be added.

Nicki Satterfield, Director of Finance, noted a franchise agreement may be in order if we are giving exclusive rights to operate in the City. We should look at this in conjunction with the Transportation Plan.

Director Williams addressed the rationale for two bike locations, which would be docking stations.

The Board consensus was to reduce the \$20,000.00 allocation to \$10,000.00.

Chair Lewellen expressed concern that the CRA Director did not come to the Board with recommendations to cut the budget and make it more reasonable. We need to balance the CRA budget; we cannot continue this trend. We can do all these good things over time; they do not have to be done right now.

Board Member James suggested we look at the allocation we are giving to the CRA, particularly the personnel allocation which does not cover personnel costs. We cannot expect the CRA to operate at a high level without giving them the money they need to do so.

Vice-Chair Odman addressed how both Chair Lewellen and Board Member James are right. Either we are not going to have any of the initiatives at all or we are going to give the CRA the funding they need.

Chair Lewellen questioned why the allocation had not been changed in the past.

Finance Director Satterfield responded the allocation had not ever been fully spent and was returned to the General Fund.

Discussion ensued regarding holiday lighting.

Board Member James said we have to make decisions and move on.

Board Member Brandimarte noted this City will always have a CRA.

Board Member Harris felt the holiday lighting, bike sharing, and garage mural project could be part of a development agreement with the City Center developer.

Vice-Chair Odman reiterated we either have to give the CRA the money or cut the programs out of the budget.

Board Member James asked if there is consensus on giving the allocation to the CRA.

Finance Director Satterfield recommended going through the list and prioritizing the items.

Vice-Chair Odman questioned how we would fund the shortfall.

Finance Director Satterfield responded the money would have to come from Reserves; she does not recommend operating expenses be taken from Reserves.

Discussion ensued regarding the allocation.

Vice-Chair Odman suggested zeroing out the initiatives except for travel and training.

Finance Director Satterfield suggested balancing the budget by reducing the deficit.

The Board consensus was to decrease the General Fund allocation by \$100,000.00 by eliminating or decreasing the following CRA Board initiatives:

Garage mural – \$0
Bike stations – \$0
Holiday lighting – \$7,500.00
Travel & Training – \$17,300.00
Wrestling Entertainment at ASC – \$0
Decorative Crosswalk Project – \$0
FTL International Film Festival – \$0
115th Birthday – \$0
Super bowl at DAD – \$20,000.00
Pride Event – \$0

Finance Director Satterfield noted the cuts amounted to \$110,000.00; the remainder of the deficit would come out of Reserves.

Chair Lewellen recessed the meeting at 1:32 p.m. and reconvened the meeting at 1:47 p.m. with all present as before.

Director Williams reviewed the items and amounts to be cut from the CRA Board initiatives.

Vice-Chair Odman asked if there are any existing contracts in place for these services.

Director Williams responded no, and spoke of the recent RFP for holiday lighting and vendor submittals.

Board Member Harris asked that Small Business Boot Camp be excluded.

Chair Lewellen asked about reducing DAD dates/schedule.

Vice-Chair Odman suggested a seasonal schedule for DAD.

Chair Lewellen questioned selling tickets for admission to the Arts & Seafood event.

Director Williams addressed issues that come along with charging for admission.

Discussion ensued about reducing the CRA initiatives budget.

Chair Lewellen asked about budgeting personnel costs over the next few years and Mad for Marketing social media charges.

Director Williams noted there is \$3,000.00 left on the contract, which ends in November 2019.

Chair Lewellen questioned Professional Legal Services line items and suggested expenses be reduced. Additionally, there should be a reduction of staff overtime.

Director Williams reviewed the itemized reductions made to the Board initiatives totaling \$175,000.00.

The Board consensus was to fund the remaining balance over budget of \$292,000.00 out of Reserves.

3. Adjournment

Chair Lewellen adjourned the meeting at 2:38 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

LORI LEWELLEN
CHAIR – CRA

MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
WORKSHOP – BUDGET ALLOCATIONS
MONDAY, SEPTEMBER 30, 2019 – 10:00 A.M.

1. Call to Order/Roll Call

Chair Lewellen called the meeting to order at 10:02 a.m.

Present:

Chair:	Lori Lewellen
Vice-Chair:	Lauren Odman
Board Members:	Chickie Brandimarte
	Bill Harris
	Tamara James
Executive Director:	Rickelle Williams
City Attorney:	Thomas Ansbro
CRA Secretary:	Thomas Schneider

City Manager Garcia gave an update on The Place at Dania Beach relative to the water leak over the weekend.

2. Items for Discussion

2.1 FY2020 Budget: Unallocated Funds- Potential Project(s)

Director Williams noted the CRA Board determined that several line items for projects be reduced or removed from the budget when it was adopted on September 12th.

Board Member Harris addressed the \$15,000.00 left over for Board initiatives. He suggested allocating \$5,000.00 to Gangrel's Wrestling, \$5,000.00 to the City's anniversary celebration (and selling tickets for \$10.00, which will go to the Historical Society), and the third \$5,000.00 to keep for sponsorships for the Mayor's gala or the Broward League of Cities or Lions Club or any of those events the Board attends.

Board Member James felt the fair thing to do would be to look at the seniority of the items and consider allocations in that order.

Chair Lewellen felt the wrestling should be moved to the top, and she favors donating \$7,500.00. She thought the remaining funds should stay in Reserves; they can be held there and used if we need it for something.

Board Member Brandimarte noted Gangrel's lowered the price to \$8,000.00; she informed the CRA Director of this.

Vice-Chair Odman commented on the 115th Anniversary event. She felt it is worthy of looking at and putting in a small investment to have it. She would like to put it back on as it had been advertised and ties into a Historical Society that is in the process of being formed. She did not see us removing the event altogether, just the funding allocated for it.

Board Member James said when the funding was removed for Dania After Dark, the event was removed for DAD. She has not been a part of any subsequent discussions regarding the 115th event; all of the funding was taken from DAD. She would favor just giving the money to the Historical Society. She does not want to give a dime to an event that is not open to the public or does not have a process to purchase tickets. It is not a good look to just give a small piece to the CRA to try to make something happen at DAD since the event is next month.

Vice-Chair Odman noted there have been no meetings and no specific planning for the anniversary. It can be done without the money; it is going to be a public event and will be a much more homegrown, fun event. We can sell tickets and it would be open to everyone from the City.

Discussion ensued regarding the Tropical Acres event.

Vice-Chair Odman said she is trying to save the event.

Board Member Harris reiterated the proceeds from the ticket sales should go to the Historical Society or a scholarship fund; he suggested moving the event out in order to have time to do this properly.

Board Member Brandimarte suggested the event be open to everyone; the 115th is not such a big deal, but the 120th would be. This is either a fundraiser for the organizations mentioned or it is for our residents to celebrate; she is not for picking and choosing who may attend a celebration. She suggested holding off on this as it is not planned right at all.

Chair Lewellen suggested \$8,000.00 for Gangrel's, and putting some of the \$7,000.00 left over into DAD and some into Tropical Acres for the 115th.

Director Williams clarified no funding in the CRA's budget could be used for the Tropical Acres event since it is outside the CRA. She noted DAD was for the general public with free admission.

Chair Lewellen suggested the CRA give some of the money it was allocated back to the City for the event.

Nicki Satterfield, Director of Finance, said both CRA and City budgets could be amended at any time, with the approval of both bodies.

Board Member James does not support the CRA giving money back to the City. She does favor changing the date as she does not want to do things that are thrown together. It takes more than a month to put something together. She would rather give the money to the Historical Society.

Chair Lewellen asked about putting money aside for Gangrel's.

The Board consensus was to give Gangrel's Wrestling \$8,000.00.

Bobbie Grace, 110 NW 8th Avenue, spoke about how functions were put together in the past and suggested everyone who is a resident be invited to the event. We could open up the week after DAD, have tables in the Nautilus, music and entertainment. She spoke of the 110th anniversary event where everyone was included. She felt the Broward County Commission would support this event. The event should be rethought.

Chair Lewellen said we are trying to do something with DAD, which would be an inclusive project.

Director Williams questioned if the Board wanted the balance after the \$8,000.00 is taken out for Gangrel's to go toward the DAD anniversary event.

Discussion ensued.

Board Member James noted we allocated \$10,000.00 initially. She would like to sit down as a group at a separate workshop with Tropical Acres so we could all be a part of the planning and all be on board. There are a lot of decisions to be made; it is not fair for one or two to make the decisions.

Chair Lewellen noted we did not workshop anything with DAD regarding the agenda. Staff could bring us an agenda to look at; she does not know that we need an entire workshop for this.

Board Member Brandimarte questioned how many people Tropical Acres intends to serve and noted she does not favor having a workshop.

Further discussion ensued.

The Board consensus was to use the remaining amount of money for the augmented DAD event.

2.2 Budget strategy beyond FY2020

Director Williams reviewed the information included in the agenda packet and explained TIF funding of the CRA. She would like to get to a justifiable contribution for funding the CRA; it would provide less ambiguity and more certainty. She referenced and spoke about the handout provided by Director of Finance Satterfield, which is attached to and incorporated into these minutes. She would like the Board to discuss how to move forward so we do not again have the situation we had this year.

Nicki Satterfield, Director of Finance, explained the handout provided to the Board. The City has basically cumulatively met the requirements of the ordinance regarding TIF funding Director Williams described.

Vice-Chair Odman asked why the ordinance was never put into effect.

Director of Finance Satterfield responded she did not know and explained how the City budget likely could not bear the impact of TIF equivalency funding for the CRA. With increased development comes increased demand for services. From a financial perspective, applying this ordinance would restrict the Board from having flexibility. Only the elected officials know what they want to provide to their residents.

Board Member Brandimarte noted when the ordinance was enacted in 2011, the TIF was never set up.

Director of Finance Satterfield felt that TIF funding is not financially sustainable and takes away the Board's flexibility. She recommended rescinding the ordinance and establishing whatever the new criteria would be administratively, which would give complete flexibility to do what you need to do.

Board Member James noted the allocation has been flat and we need to come up with a strategy for funding. Because the ordinance was not enforced, the CRA was unable to have a Reserve.

Director of Finance Satterfield explained the methodology used in the past.

Board Member James recommended that the CRA take over the cost of certain services provided by the City. The goal of this is to have a CRA that is independent of the City. The ordinance was put in place for a reason even if it was not enforced. She asked if the CRA could take over some of the services the City provides.

Director Williams noted state statute does allow CRAs to provide services such as code enforcement and police services.

Director of Finance Satterfield said this would need to be looked at logistically; also, it would be very expensive and she is doubtful the CRA could absorb those costs. It would not change the overall dollar affect.

Board Member James would like to workshop this to see how to make this work.

Board Member Harris felt we should repeal the ordinance and come up with a better formula and better ordinance.

Vice-Chair Odman commented she is not in favor of repealing the ordinance; we need to agree on a solution. She suggested the ordinance not be repealed, but instead be amended as needed.

Director of Finance Satterfield suggested amending the ordinance to remove the TIF requirement.

Chair Lewellen said the CRAs with a TIF are getting money from the County. She has a serious concern about having separate code enforcement and police set up in the City. City services are involved in public safety; CRAs are traditionally redevelopment. What we need to focus on is getting back to what the CRA was created for, which was economic redevelopment. She does not want to divide; we should take a step back and go back to economic development and housing with the CRA. An issue was that we did not get the CRA budget until a week before it was to be adopted.

Director Williams reviewed the goals of the CRA as specified in the CRA Plan. Everything the CRA does is done with the intent of economic development. She also addressed Florida Statute Chapter 163. She agreed with amending the ordinance, but absent of a TIF, which can be more clearly defined, the CRA will face situations similar to this year. She would like a consensus for the funding and have it formula-based.

Board Member James confirmed that the CRA would not hire code enforcement officers but that the CRA would receive the funding to pay for the officer. She would like to know if the Board would want to stagger the amount, for example 75% of the TIF for funding.

Chair Lewellen noted it would still be a significant amount of money coming from the City.

Vice-Chair Odman said the services portion of this discussion does not make sense to her; she questioned if it could be a separate thing. There are several different ways we could build up the funding. She confirmed the CRA funding is currently at 50% of TIF.

Director Williams addressed projections for 2021 and noted we are currently at \$1.4 million; going to 75% of next year's projected TIF would be \$2.1 million, which would be an increase of approximately \$700,000.00.

Vice-Chair Odman reviewed the various percentages of TIF funding. She is looking at 65-70% which would be the first meaningful increases in funding.

Chair Lewellen noted we need to make sure we are not taking away from the City to an extent that core services would have to be cut. She would like to see a financial analysis done to know what the impact to the City would be.

Vice-Chair Odman felt we need to pursue this to the end; otherwise, we will be back to where we were.

Chair Lewellen repeated her concern about having to cut the City budget. We have not discussed ways we could cut some things in the CRA to make it more sustainable.

Board Member Harris reiterated we should repeal the ordinance and questioned whether the CRA was instrumental in Dania Pointe or Project Magic. He wants to see projects on Federal

Highway, and requested a projects list and performance related items.

Director Williams addressed CRA economic development projects.

Chair Lewellen noted Director Williams is asking for more funding, but the problem is to see when additional revenues would be coming in. She had asked for a project list a long time ago. You need to be able to show that the focus of the CRA is being addressed; if you are going to increase the revenue coming into the City, you have to increase the number of businesses.

Board Member Brandimarte said if we do not give the CRA the money, they cannot get anything done. We have to support the CRA no matter what.

Director of Finance Satterfield recommended the Board keep its flexibility; we cannot predict the revenue coming in. A financial analysis would definitely need to be done before any final decisions are made on a funding mechanism. If the Board and Commission decide they are going to increase the contribution to the CRA, she recommends they should look at increasing the cost allocations to the CRA for core services provided by the City, such as police and code enforcement.

Discussion ensued regarding code enforcement and police services specific to the CRA area.

Board Member Brandimarte favored police and code officers designated for the CRA area.

Board Member James addressed cost allocations to the CRA, development on Federal Highway and Dania Beach Boulevard, and projects outside of the CRA. She is okay with 70% TIF funding that Vice-Chair Odman felt was appropriate in order to provide the resources needed by the CRA. If we go line item by line item, we could come up with something that would work for both the City and the CRA.

Chair Lewellen asked for a financial analysis of the impact to the City, regardless of the percentage decided upon. Once the analysis is done, we should then look at the ordinance and decide what should be done with it. We have time to do this; it does not have to be done today.

Vice-Chair Odman does not have a problem with waiting, but she wants a financial analysis of 65%, 70% and 75% of TIF funding and then a discussion. Regarding the ordinance, she would want Director of Finance Satterfield's recommendation on how it should be amended to be reviewed by the CRA Board.

Director Williams asked that any financial analysis be reviewed independently by the CRA; she wants the CRA to be provided with any information produced prior to it being introduced.

Vice-Chair Odman is fine with the CRA seeing the analysis beforehand. She is looking to make a decision and to feel we are looking forward.

Chair Lewellen repeated there could be things that might be cut in the CRA; ways to be more efficient could be looked at.

Director of Finance Satterfield recommended giving the new Finance Director 30 days after his start date to perform the requested analysis.

City Manager Garcia recommended waiting until the new calendar year to hold a workshop on this.

Chair Lewellen felt we should give the new Finance Director time to get his schedule set.

Director of Finance Satterfield noted this is too important to not have the new Finance Director involved.

Discussion ensued regarding the logistics and timetable for the financial analysis and follow-up discussions.

Chair Lewellen felt we should hold off until the new Finance Director begins working. After he starts, something can be scheduled.

Board Member James is okay with holding off until the new Finance Director gets here as long as we are doing something before Director Williams goes out on maternity leave.

Vice-Chair Odman noted if Director Williams goes out earlier than expected, we should agree to pause the conversation until she returns.

The Board consensus was to move forward as discussed.

3. Adjournment

Chair Lewellen adjourned the meeting at 12:43 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

LORI LEWELLEN
CHAIR – CRA

MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
MONDAY, OCTOBER 7, 2019 – 5:30 P.M.

1. Call to Order/Roll Call

Chair Lewellen called the meeting to order at 5:30 p.m.

Present:

Chair:	Lori Lewellen
Vice-Chair:	Lauren Odman
Board Members:	Chickie Brandimarte Bill Harris Tamara James
Executive Director:	Rickelle Williams
City Attorney:	Thomas Ansbro
CRA Secretary:	Thomas Schneider

2. Citizen Comments

Linda Wilson, President of Friends of the Library, invited the Commission to a dramatic reading by Tony Walsh of The Tell-Tale Heart on October 21st at the library.

3. Administrative Reports

3.1 Administrative Report Memo

Director Williams reviewed the information included in the agenda packet. She noted a Trion Project representative would like to address the Board at the November CRA Board meeting. She also noted she would like to move forward with the Pride event and Board Members could contact her with their thoughts.

Jeffery Roberson, 106 SW 5th Court, commented he is concerned CRA funds are being diverted to businesses rather than the community.

4. Presentations

- 4.1 City of Dania Beach Staff Awards to Melissa Nicasio and Janice Saunders;
Atrium Gallery Volunteer Award to Henriette Kitte Arnold; and
Art in the Hall Volunteer Awards Linda Wilson and Sandy Goldberg

Director Williams individually recognized and commented on the staff members and volunteers, and Chair Lewellen presented the awards to them.

5. Consent Agenda

Items Removed from Consent Agenda: #5.3, #5.4

5.1 Minutes:

Approve Minutes of August 27, 2019 CRA Board Meeting
Approve Minutes of September 10, 2019 CRA Board Meeting
Approve Minutes of September 12, 2019 CRA Board Special Meeting

5.2 Travel Requests:

Request from Rickelle Williams, CRA Director, to attend the Florida Redevelopment Association (FRA) Annual Conference and Certification Training in Tampa, Florida on October 14-18, 2019 (Estimated cost \$1,546.63)

5.5 RESOLUTION NO. 2019-CRA-024

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, RECOMMENDING PROJECT MAGIC BE APPROVED FOR A DIRECT CASH/JOB CREATION INCENTIVE GRANT AS A MATCH FOR THE BROWARD COUNTY DIRECT CASH/JOB CREATION INCENTIVE PROGRAM PURSUANT TO SECTION 9½-52, BROWARD COUNTY CODE OF ORDINANCES; PROVIDING FOR A COMMITMENT TO APPROPRIATE THE TOTAL SUM OF TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$225,000.00) FOR A DIRECT CASH/JOB CREATION INCENTIVE GRANT FOR FISCAL YEARS 2022 THROUGH 2030; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Board Member James motioned to approve the Consent Agenda, with the exception of Item #5.3 and #5.4; seconded by Vice-Chair Odman. The motion carried unanimously.

5.3 RESOLUTION NO. 2019-CRA-022

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 WITH WEISS, SEROTA, HELFMAN, COLE & BIERMAN, P.L., TO CONTINUE TO PROVIDE LEGAL SERVICES AS SPECIAL COUNSEL TO THE CRA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Chair Lewellen noted her comments apply to item 5.3 and 5.4. She had asked City Attorney Ansbro to include in his job description for the Assistant City Attorney a preference for people who have the skills needed to handle some of these services in order to help reduce some of the costs of outsourcing the legal services.

Board Member James motioned to adopt Resolution #2019-CRA-022; seconded by Vice-Chair Odman. The motion carried unanimously.

5.4 RESOLUTION NO. 2019-CRA-023

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 WITH SAUL EWING ARNSTEIN & LEHR LLP TO CONTINUE TO PROVIDE LEGAL SERVICES AS SPECIAL COUNSEL TO THE CRA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Board Member James motioned to adopt Resolution #2019-CRA-023; seconded by Vice-Mayor Odman. The motion carried unanimously.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 Executive Director Maternity Leave - Acting Executive Director Appointment

Director Williams reviewed the information included in the agenda packet.

Chair Lewellen noted the last time Ms. Weekes was Acting Director she received 10% rather than the range of 10-15% indicated in the memo included in the agenda packet, and she should receive the same now.

Director Williams responded there may be a new standard by the time she leaves and she put the range in for that reason.

Chair Lewellen said she is fine with it as long as the rate is consistent with what other employees receive for the same type of position.

Board Member James motioned to approve the appointment of Kathleen Weekes as the Acting Executive Director, effective on the first day that the Executive Director transitions to maternity leave under the Family and Medical Leave Act (FMLA); seconded by Board Member Harris. The motion carried unanimously.

7.2 Winterfest Boat Parade Follow-up

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

Discussion ensued regarding which Board Members would go to which events since the number of tickets allocated for the White Party and Grand Marshall Reception were limited in number, which would not allow attendance by the entire Board.

Board Member James asked if we split the package with Dania Pointe.

Director Williams said Dania Pointe has been very generous in splitting the tickets with us; for the most part, it is an even split.

Discussion ensued regarding tickets for the White Party and Grand Marshall Reception, and the desire that every Board Member should be able to attend both events

Director Williams noted she would go back to Winterfest about the White Party and the Grand Marshall Reception tickets. She confirmed the Board agreed the boat ride is feasible; each Member would receive six tickets and would submit the names of those participating.

Board Member James questioned reallocating the tickets for the boat ride if there are people who do not want to go. If we have enough, we could possibly invite the presidents of the HOAs.

Director Williams noted November 15th is the deadline for the master list for the boat ride; if people on the list let us know they do not want to go, we can allocate those tickets to whoever the Board determines. She confirmed that the City boards would determine who from the board should represent them.

8. Board Member Comments

There were no comments at this meeting.

9. Information Items

There were no items on this agenda.

10. Adjournment

Chair Lewellen adjourned the meeting at 6:07 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

LORI LEWELLEN
CHAIR – CRA

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

Request from CRA Executive Director Rickelle Williams to represent the CRA on a fact finding and observation tour of the Virginia Beach Town Center in Virginia Beach, Virginia on dates to be determined in November 2019 (Estimated cost \$791.50)

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

Memo - Travel Request Rickelle Williams Virginia Beach Town Center, Travel Request - Rickelle Williams Virginia Beach

To: Chair, Vice Chair and Board of Commissioners

From: Rickelle Williams, Executive Director

Date: November 12, 2019

Re: Travel Request for Rickelle Williams to visit and tour the Virginia Beach Town Center development

Attached you will find a travel request for Rickelle Williams, Executive Director, to represent the Dania Beach Community Redevelopment Agency on a fact finding and observation tour of the Virginia Beach Town Center in Virginia Beach, VA. The Virginia Beach Town Center development is a public private partnership (P3) project developed by Armada Hoffer, the Real Estate Investment Trust that is now in negotiations to develop the Dania Beach City Center Redevelopment Project. Armada Hoffer has invited members of the negotiation team to visit and tour the site to get a greater understanding of their capacity and approach to a P3 development.

Other proposed attendees from the negotiation team include:

Ana M. Garcia, City Manager, City of Dania Beach

Candido Sosa-Cruz, Assistant City Manager, City of Dania Beach

Marc LaFerrier, Community Development Director, City of Dania Beach

Frank DiPaolo, Finance Director, City of Dania Beach

The travel dates have not yet been confirmed but will likely be during the month of November. The amount of the travel request is approximately \$791.50 inclusive of flight, hotel, per diem and transportation. Approval is being sought prior to a confirmed travel date as there is only one CRA Board meeting prior to the projected travel time.

Recommendation

It is recommended that the CRA Board approve the travel request for Rickelle Williams, Executive Director.



Dania Beach CRA Travel Authorization Form

TRAVELER'S NAME: Rickelle Williams

DEPARTMENT: CRA

TRAVELER'S POSITION: CRA Executive Director

DESTINATION: Virginia Beach, VA

PURPOSE OF TRAVEL: Fact finding site visit to Virginia Beach Town Center
project by Armada Hoffler

DATES OF TRAVEL: TBD TO TBD

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

MODE OF TRAVEL:

- ☐ Personal Vehicle
☐ City Vehicle
☐ Rental Vehicle
☒ Airplane
☐ Other

Estimated Costs:

ITEM	DESCRIPTION				TOTAL
Registration Fee:	N/A				\$ -
Lodging (# of nights x rate):	Crowne Plaza Virginia Beach	1	x	\$ 600.00	\$ 600.00
Airfare:	Included in lodging rate				\$ -
Uber/Lyft/Taxi/Shuttle:	Estimate				\$ 100.00
Meals (Per Diem):	Per Diem Calculator and GSA Per Diem Rate attached				\$ 91.50
TOTAL ESTIMATED EXPENSES					\$791.50

Executive Director's Signature:

Rickelle Williams

Finance Reviewer's Signature:

Dana Stone

Finance Approver's Signature:

[Signature]

Date: 11-6-2019

Date: 11/6/19

Date: 11/7/19



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Your trip to Norfolk, VA

Wed, Nov 13 - Thu, Nov 14

Total price: **\$592.92**



Roundtrip Flight

Miami (MIA) to Norfolk (ORF)

Wed, Nov 13 - Thu, Nov 14

1 Ticket: 1 Adult



Crowne Plaza Virginia Beach

Town Center

Virginia Beach

Wed, Nov 13 - Thu, Nov 14

1 Room: 1 night



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Wed, Nov 13 - Thu, Nov 14
Roundtrip 1 traveler



8:45am - 11:11am
American Airlines

2h 26m
MIA - ORF
Nonstop
✔ Free cancel within
24 hrs

Fare Rules and Restrictions:

- Airline assigns seats
- Bring a carry-on bag



11:45am - 2:20pm
American Airlines

2h 35m
ORF - MIA
Nonstop
✔ Free cancel within
24 hrs

Fare Rules and Restrictions:

- Airline assigns seats
- Bring a carry-on bag

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Miami Intl. (MIA)
→ Norfolk Intl.
(ORF)
2h 26m

- Enjoy more flexibility with free cancellation
- Choose seats at no extra charge
- Enjoy more flexibility. Get free changes

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from
+ \$30.00
for all travelers



Norfolk Intl. (ORF)
→ Miami Intl.
(MIA)
2h 35m

- Enjoy more flexibility with free cancellation
- Choose seats at no extra charge
- Enjoy more flexibility. Get free changes

from
+ \$30.00
for all travelers

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- Your flight is a combination of two **one-way** fares, each subject to its own rules and restrictions. [More Details](#)
- This flight and hotel combination is not eligible for coupons.

Departure

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- Airline assigns seats
- Bring a carry-on bag
- Pay to bring a checked bag
- No refund 24 hours after booking
- Changes not allowed
- Bring a personal item
- Upgrades not allowed
- Board in the last group
- The airline may charge **additional fees** for checked baggage or other optional services.

Return

- Tickets are **non-refundable** 24 hours after booking and **non transferable**. Name changes are not allowed.
- Airline assigns seats
- Bring a carry-on bag
- Pay to bring a checked bag
- No refund 24 hours after booking
- Changes not allowed
- Bring a personal item
- Upgrades not allowed
- Board in the last group
- The airline may charge **additional fees** for checked baggage or other optional services.

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Wed, Nov 13 - Thu, Nov 14

1 night 1 room

[Crowne Plaza Virginia Beach To...](#)

★★★

Virginia Beach

Room, 1 King Bed, Non Smoking
(Leisure)

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✓ Free cancellation until Tue, Nov 12

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4.1/5

(955 reviews)

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3 people 6 bags 30m

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✓ Free cancellation until Sun, Nov 10

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~~\$226.00~~

\$214.70

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Check out these activities for you while in Norfolk, VA.



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✓ Free cancellation until Mon, Nov 11

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3h

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Your options

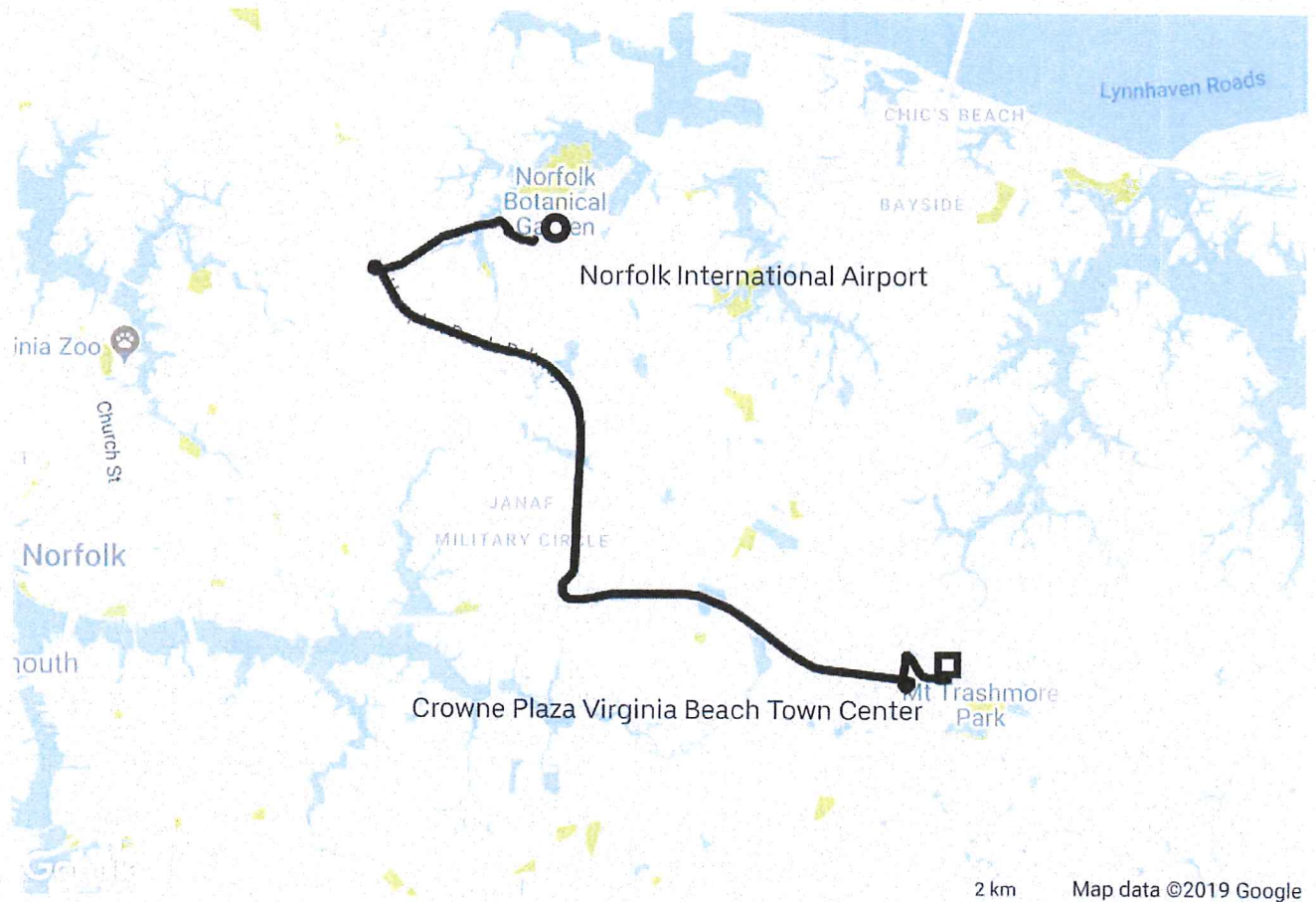
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	Comfort	\$24.44	
	UberXL	\$27.81	

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Base rate

The base rate is determined by the time and distance of a trip.

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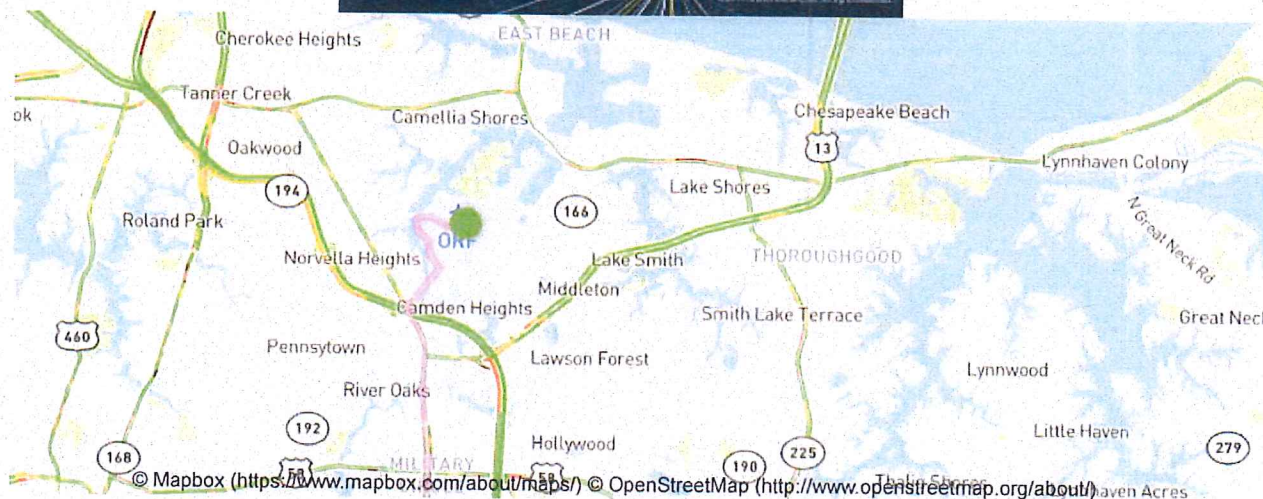
Lyft: **\$17.22**

Lyft Plus (<https://estimatefares.com/what-is-lyft-plus>):
\$23.78

Premier (<https://estimatefares.com/what-is-lyft-premier>): **\$38**

Optimal distance: 10.22 miles

Virginia Beach Rates - Breakdown ► (<https://estimatefares.com/rates/virginia-beach>)





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Norview Ave, Norfolk, Virginia 23502

To: Crowne Plaza Virginia Beach Town
Center, 4453 Bonney Rd, Virginia Beach,
Virginia 23462

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Dania Beach CRA Travel Per Diem Calculator

Traveler's Name: Rickelle Williams

Description of Trip: Fact finding site visit - Virginia Beach Town Center project by Armada Hoffler

Destination: Virginia Beach, VA

Daily M&IE for FY 2020: \$ 61.00

Meal Exclusions		
Date	Meal	Amount
N/A		

First Date of Travel: TBD

Last Date of Travel: TBD

	Travel	Travel			
Date	TBD	TBD			
Breakfast (\$14)					
Lunch (\$16)					
Dinner (\$26)					
Incidental (\$5)					
Total Daily total =	\$ 45.75	\$ 45.75			

Travel Days Pro-rated at 75% of M&IE \$ 45.75

Total Per Diem Due to Traveler \$ 91.50

Domestic Meals and Incidental Expenses (M&IE) Breakdown for Federal FY 2020					
M&IE Total	Breakfast	Lunch	Dinner	Incidental	75%
55.00	13.00	14.00	23.00	5.00	41.25
56.00	13.00	15.00	23.00	5.00	42.00
61.00	14.00	16.00	26.00	5.00	45.75
66.00	16.00	17.00	28.00	5.00	49.50
71.00	17.00	18.00	31.00	5.00	53.25
76.00	18.00	19.00	34.00	5.00	57.00



FY 2020 Per Diem Rates for Virginia Beach, Virginia

Meals & Incidentals (M&IE) Breakdown

Primary Destination	County	M&IE Total	Continental Breakfast/Breakfast	Lunch	Dinner	Incidental Expenses	First & Last Day of Travel
Virginia Beach	City of Virginia Beach	\$61	\$14	\$16	\$26	\$5	\$45.75

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

Motion to approve PATCH event fee waiver request for Thanksgiving Food Drive/Giveaway sponsored by the Tamara James Foundation, Inc. on Tuesday, November 26, 2019

Purchasing Requests ONLY

Dept:

Acct #:

Amt:

Fund:

Fiscal Impact/Cost Summary

Exhibits Attached

PATCH Rental Fee Waiver Memo - Thanksgiving Food Drive/Giveaway, PATCH Rental Fee Memo - August 28, 2018, PATCH Rental Application - Thanksgiving Food Drive/Giveaway: Tamara James Foundation

To: Chair, Vice Chair and Board of Commissioners

From: Rickelle Williams, Executive Director

Date: November 12, 2019

Re: **PATCH Rental Fee Waiver - Thanksgiving Food Drive/Giveaway sponsored by the Tamara James Foundation, Inc.**

Background

At the Dania Beach Community Redevelopment Agency (CRA) Board meeting on August 28, 2018, the CRA Board approved regulations and a rental fee schedule for the PATCH Pavilion.

As in 2018, the Tamara James Foundation has requested to partner with the PATCH to host its Annual Thanksgiving Food Drive/Giveaway at the PATCH Pavilion on Tuesday, November 26, 2019 from 5:00 PM until 8:00 PM. The Tamara James Foundation intends to distribute turkeys, canned goods, fresh produce and dry goods to attendees. All food items will be provided by the Tamara James Foundation and its donors. Certain produce items will be purchased from the PATCH by the Tamara James Foundation for distribution to attendees.

The Foundation has requested a waiver of the rental fee at the resident/non-profit rate of \$55.00 per hour as well as waiver of the refundable security deposit and non-refundable cleaning fee of \$300.00 and \$50.00 respectively. This event does not require a special event permit from the City of Dania Beach City Commission. As a partner in this proposed event, the CRA would like to secure one (1) BSO Officer.

Recommendation

Approve waiver of the rental fee, security deposit and cleaning fee for the Thanksgiving Food Drive/Giveaway sponsored by the Tamara James Foundation on Tuesday, November 26, 2019.

Attachments

Rental Rate Memo – August 28, 2018

Rental Application – Tamara James Foundation

To: Chair, Vice Chair and Board of Directors
From: Rickelle Williams, Executive Director
Date: August 28, 2018
Re: PATCH Pavilion Rental, Vendor and Professional Photography Rates

Background

In 2012, the PATCH Urban Farm and Market was established to grow and provide access to fresh produce for area residents. Since then, the PATCH has grown to serve consumers beyond the immediate community. The PATCH currently operates Monday through Friday from 7:00 AM to 11:00 AM and on Saturday from 9:00 AM to 1:00 PM. Children's activities, market sales, educational workshops, crafts, and vendor sales occur at the PATCH every 3rd Saturday of the month. The PATCH Pavilion provides an open air shelter that houses the market and community events.

In an effort to increase revenues and improve accessibility and awareness to the PATCH, the CRA proposes to rent the PATCH Pavilion to individuals or organizations for a fee, similar to the City's policies and procedures for rental of public park facilities. The PATCH Pavilion could generate revenue from weddings, birthday parties, corporate meetings, family reunions, etc.

At the December 13, 2016 CRA Board meeting, the CRA Board was presented with a proposal to create a fee schedule and rental requirements for use of the PATCH Pavilion. At that time, the discussion surrounded cost to residents, inclement weather, alcohol consumption, and amenities. At that time, the CRA Board requested that this item be brought back for discussion. In addition, the CRA now proposes a vendor fee. As such, the following parameters and requirements were discussed at the August 28, 2018 CRA Board Meeting and submitted to the City Commission for approval.

Rental Rates

Monday through Thursday

- Resident/Non-Profit Rate - \$55.00 per hour, minimum of 3 hours
- Non Resident Rates - \$70.00 per hour, minimum of 3 hours
- \$300.00 refundable security deposit
- \$50.00 non-refundable cleaning fee
- 6% Florida Sales Tax will be applied to the total hourly rate

Friday through Sunday

- Resident/Non-Profit Rate - \$75.00 per hour, minimum of 3 hours
- Non Resident Rates - \$95.00 per hour, minimum of 3 hours
- \$300.00 refundable security deposit

- \$50.00 non-refundable cleaning fee
- 6% Florida Sales Tax will be applied to the total hourly rate

Items included in Rental Rates

All rentals include the following:

- access to two (2) portable restrooms and one (1) ADA portable restroom;
- access to up to twenty (20) parking spaces;
- access to electricity and potable water; and
- one (1) staff member for the duration of the event.

Rentals Miscellaneous

- All rentals include an educational component provided by PATCH staff to build awareness of health, nutrition and gardening practices.
- All rentals are subject to weather conditions. In the event of a hurricane or named tropical storm during the scheduled event, the CRA will issue a full refund to the applicant. No other refunds or reimbursements will be considered.
- To comply with the City's Noise Ordinance (Sec. 17-86), all outdoor music from the event must discontinue by 10:00 PM.
- A certificate of liability insurance is required for all events incorporating alcohol. For events that hire a bartender to mix and serve the alcohol, the bartender must provide the CRA a copy of their liability insurance. For events that will self-mix and serve alcohol, the applicant of the event will need to provide a copy of the liability insurance to the CRA. For all events, the use of alcohol must be first approved by the CRA.
- All events must operate outside of the normal operating hours of the PATCH.
- Tables and chairs are available for rent directly through third party rental companies subject to approval by the CRA.
- All bounce house rentals must be approved by the CRA.
- Civic associations are permitted to request use of the PATCH 2x per calendar year (max 3 hours each).
- Maximum occupancy 200 people.
- Events with more than 50 people (including staff) must have an approved alternate parking plan.
- Events with more than 150 people (including staff) must provide one (1) additional portable restroom and a security personnel approved by the CRA. Security will be provided by the applicant at their own expense.
- Evening events may be required to provide additional lighting and security at their own expense.
- Depending on the nature and/or time of the event, the CRA has the right to impose additional requirements to ensure the safety of attendees, residents and protection of the PATCH garden.

- CRA staff reserves the right to refuse any request for pavilion rentals that would conflict with other planned events in the area or that have potential to be disruptive to area residents.
- All rentals would be approved administratively and would be supervised by PATCH staff.
- Events requiring a Special Event Permit must be applied for by the applicant and approved by the Dania Beach City Commission.
- A 50% rental deposit is due at time of contract with remaining balance due 60 days before rental date.
- There is a \$300.00 refundable security deposit due 60 days before rental date.
- Rental rates are subject to the applicable 6% sales tax.
- Set up and clean up times are included in rental time period.
- No rentals will be permitted beyond 10:00 P.M.

Vendor Rates

Outside vendors are permitted to sell/display items at the PATCH based on the following:

- all vendors and items for sale must be approved by the CRA;
- all vendors must submit the required vendor and hold harmless agreements;
- all vendors are required to pay a vendor's fee of \$25 per appearance;
- all vendors must operate during the normal operating hours of the PATCH and vendors must get approved by the CRA to operate beyond the normal operating hours;
- CRA reserves the right to prohibit the sale of any item; and
- CRA may waive the vendor fee for local non-profits.

Visitor (Amateur) Photography

Visitors to the PATCH Pavilion are permitted to take photographs and shoot videos for personal use.

- Tripods are allowed as long as they are not interfering with paths or walkways.
- Personal photographs and videos are not to be used for commercial purposes.
- Use of lamps, reflector shades, or change of outfits, constitutes Professional Photography (see below).

Professional Photography

Portrait photography and photographers taking photos for commercial reproduction, sale, and non-educational purposes are subject to certain rules and restrictions.

- Cost for Professional photography and photoshoots are \$50 for admission for one photographer and a party up to 4 people for 2 hours.
- Professional photography must be scheduled during PATCH operational hours.
- Reservations will be required.
- This charge is not incurred with event rentals at the PATCH Pavilion.

Fiscal Impact

There is no fiscal impact incurred by renting out the PATCH Pavilion. This will provide an additional revenue source to support the PATCH and raise awareness through events.

Recommendation

Motion to approve PATCH Pavilion rental, vendor and professional photography rates and requirements and submit to Dania Beach City Commission for subsequent approval.

PATCH Urban Farm and Market Rental Application

Applicant Information

Full Name: James Tamara E Date: 11/1/2019
Last First M.I.

Address: 255 NW Tamara James Ave
Street Address

Dania Beach FL 33004
City State ZIP Code

Phone: 954-258-7552 Email: Tamara@TamaraJames.US

Event date: 11/26/19 Event start time: 5:00pm Event end time: 8:00pm

Type of event: Food Drive Number of guests (maximum of 200 guests) 200

1. Are you a resident of the City of Dania Beach? YES ☒ NO ☐
2. Will you have a bounce house onsite during the event? YES ☐ NO ☒
3. Is the event for a civic association? YES ☐ NO ☒
 If yes, name of civic association? _____
4. Will you be renting tables and chairs for the event? YES ☐ NO ☒
5. Will alcohol be served during the event? YES ☐ NO ☒
6. Will there be any music during the event? YES ☒ NO ☐

Rental Rates

Monday through Thursday

- Resident/Non-Profit Rate - \$55.00 per hour, minimum of 3 hours;
- Non Resident Rates - \$70.00 per hour, minimum of 3 hours;
- \$300.00 refundable security deposit;
- \$50.00 non-refundable cleaning fee; and
- A 6% Florida Sales Tax will be applied to the total hourly rate.

Friday through Sunday

- Resident/Non-Profit Rate - \$75.00 per hour, minimum of 3 hours;
- Non Resident Rates - \$95.00 per hour, minimum of 3 hours;
- \$300.00 refundable security deposit;
- \$50.00 non-refundable cleaning fee; and
- A 6% Florida Sales Tax will be applied to the total hourly rate.

Rental Guidelines

All rentals include the following:

- access to two (2) portable restrooms and one (1) ADA portable restroom;
- access to electricity and potable water;
- access to up to twenty (20) parking spaces; and
- one (1) staff member for the duration of the event.

Set up and clean up times are included in rental time period.

All applicants will be required to sign a hold harmless agree with the CRA.

Applicant Checklist

Applicant to initial boxes in this section

1. All rentals are subject to weather conditions. In the event of a hurricane or named tropical storm during the scheduled event, the CRA will issue a full refund to the applicant. No other refunds or reimbursements will be considered. ☒
2. All outdoor music from the event must discontinue by 10:00 p.m. ☒
3. A certificate of liability insurance is required for all events incorporating alcohol. If you plan to hire a bartender, the bartender must provide a copy of their liability insurance. ☒
4. Events with more than 50 people (including staff) must have an approved alternate parking plan. ☒
5. Events with more than 150 people (including staff) must provide one (1) additional portable restroom and a security personnel approved by the CRA. Security will be provided by the applicant at their own expense. ☒
6. Evening events may be required to provide additional lighting and security at the applicant's own expense. ☒

☐

7. Events requiring a Special Event Permit must be applied for by the applicant and approved by the Dania Beach City Commission.
8. A 50% rental deposit is due at time of contract with remaining balance due 60 days before rental date. ☒
9. No rentals will be permitted beyond 10:00 P.M. ☒

Disclaimer and Signature

I certify that my answers are true and complete to the best of my knowledge.

Signature: Janet Date: 11/1/2019

For City of Dania Beach Staff

This section is to completed only by the City of Dania Beach staff.

CRA Staff Use Only

Finance Department / Cashier Use Only

Number of hours: _____

Hourly rate: _____

Sales tax (6%): _____

Total fee: _____

CRA staff
member name: _____

Amount of 50% deposit: _____

Balance due: _____

Cashier name: _____

YES NO

☐
☐

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)		
Motion to approve Commercial Property Improvement Grant for Fish Grill, 75 N Federal Highway, in the amount of \$17,486.00		

Purchasing Requests ONLY		
Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached
Commercial Property Improvement Grant Memo: Fish Grill, 75 N Federal Highway, Fish Grill Application Submittal, Fish Grill Grant Application Presentation

To: Chair, Vice Chair and Community Redevelopment Agency Board
From: Rickelle Williams, Executive Director
Date: November 12, 2019
Re: Commercial Property Improvement Grant Program – The Fish Grill, 75 North Federal Highway

Redevelopment Plan (Adopted 2015):

Goal #1 – To Enhance and Reinforce the CRA sub areas – p. 4

Goal #4 – To Attract targeted new Industries and Retain and Expand Core Industries – p. 4

Community Redevelopment Programs – Development and Improvement Incentives – p. 81

Background

The Dania Beach Community Redevelopment Agency (CRA) began offering Façade Improvement and Merchant Assistance grants to commercial property owners in 2011. At the October 10, 2016 CRA Board meeting, the CRA Board authorized the sunset of these specific grants and the creation of the Commercial Property Improvement Grant Program, with a sole focus on exterior improvements. Together, these grants have served as an economic development incentive to encourage and allow for interior and exterior improvements that enhance business viability, economic investment and aesthetic appeal in critical commercial corridors in the Redevelopment Area.

The Commercial Property Improvement Grant Program is designed to assist businesses located on the Federal Highway and Dania Beach Boulevard corridors to improve the exterior of commercial buildings and enhance street presence and visible appearance. Under the Program, the CRA may provide grants of up to Twenty Thousand Dollars (\$20,000.00) with a 30 percent match from the grant recipient. At the March 13, 2018 CRA Board meeting, the CRA Board by consensus authorized a four-month application window for the Program from October 1 through January 31st of each fiscal year.

Enclosed for your review and approval is a Commercial Property Improvement Grant application for The Fish Grill Restaurant located at 75 North Federal Highway.

Current Situation: Overview of The Fish Grill Restaurant

Mr. Joseph Maggi, the owner of The Fish Grill Restaurant, has received permission from the property owner 67-75 North Federal Associates LLC (Shlomo Melloul) to apply for the CRA's Commercial Property Improvement Grant. The applicant will be adding a new back lit sign and landscaping improvements. The applicant is seeking Seventeen Thousand Four Hundred Eighty-Six Dollars (\$17,486.00) to assist with the proposed new back lit sign and landscaping improvements.

As is the policy for administration of the Commercial Property Improvement Grant, the City of Dania Beach Community Development Department has reviewed the application and provided comments. Any outstanding comments must be addressed if the grant is approved by the CRA Board.

Fiscal Impact

Funding is available and budgeted in CRA Redevelopment Initiatives Account #106-52-08-552-31-42.

Recommendation

Motion to approve The Fish Grill's application for the Commercial Property Improvement Grant Program in the amount of Seventeen Thousand Four Hundred Eighty-Six dollars (\$17,486.00) for the proposed new backlit sign and landscape improvements at 75 North Federal Highway.



Dania Beach Community Redevelopment Agency (DBCRA or CRA) COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM

About the Program

The DBCRA Commercial Property Improvement Grant Program is an incentive program available to businesses located within the CRA priority area along US-1/Federal Highway and Dania Beach Blvd from SW 5th Avenue to Gulfstream Road. The purpose is to substantially improve the visible appearance and street presence of properties as well as enhance the functionality of businesses within the DBCRA priority area.

Through this program the DBCRA may provide grants up to \$20,000 based on the Funding Guidelines below. All grant recipients are required to provide a minimum 30% match for their project. The Commercial Property Improvement Grant Program (Program) is subject to funding availability unless otherwise authorized by the DBCRA Board. All applications will be scored by CRA Staff based on the specific criteria specified herein and in the event that multiple completed applications are received within a 30-day window, the highest scoring applications shall prevail.

Eligibility Criteria

- a. Property must be located within the Dania Beach CRA priority area.
- b. Primary and principle property use must be commercial. Residential uses are ineligible.
- c. Exterior improvements must adhere to the City of Dania Beach Building Code and Zoning Regulations and all Federal, State, and Local Requirements.
- d. Improvements must support the objectives and goals of the Dania Beach CRA Redevelopment Plan.
- e. Properties "for sale" or listed on the MLS at the time of application are not eligible.
- f. Property Owners may not reapply if they have received the maximum funding amount within a 5-year period under this or any other grant program administered by the Dania Beach CRA.
- g. The property's use must be a legally conforming use per the City of Dania Beach Zoning Code.
- h. Property to be improved must not have any delinquent ad valorem taxes, be free of all municipal and county liens, judgments and encumbrances of any kind. This provision can be waived by the CRA Board if development plans for the property meet the goals and objectives as set forth in the Dania Beach CRA Plan, as determined by the Board. Upon grant approval, the property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the Grant Program.

Funding Guidelines

- a. Maximum Award Amount - The DBCRA is making available to commercial and/or mixed use properties within the CRA priority area matching grants for improvements up to a maximum grant award as follows:
 - For properties with more than 60 feet to 120 feet of priority area street frontage - **Up to \$20,000**
 - For properties with 60 feet or less of priority area street frontage - **Up to \$10,000**

The intent is to encourage multiple property owners within a priority area to engage in property improvements simultaneously and in areas where public investment has or is planned to occur.

Example

Total Project Cost	Owner Responsibility	CRA Grant Amount
\$25,000	\$7,500 (30%)	\$17,500

**Example based on a property with 75 feet of frontage – max. Award \$20,000*

- b. Applicants applying for funding below the maximum award amount may reapply, but are only entitled to the total maximum amount within a 5-year period of initial approval. However, if a property has already received funding to the maximum amount, said Applicant may not reapply for the Program or any other grant program administered by the DBCRA for a period of 5 years.
- c. Applicants are required to match the grant award with a minimum of 30% of the project costs. Only after the Applicant has paid the match amount will the CRA begin disbursement of grant funds.
- d. Properties that are sold or transferred or if there is a change of use within twenty-four months of receiving grant funding, the Applicant must repay the full amount of the Program grant. A Declaration of Restrictive Covenants shall be recorded by the CRA against the property in order to secure the CRA's right of repayment.
- d. Program Grant Agreement and the Declaration of Restrictive Covenants shall be executed within (30) days following approval of the grant by the CRA Board.
- e. Building Permit applications must be submitted within sixty (60) days following execution of the grant Agreement and construction to begin immediately after permit approvals
- f. Executed Declaration of Restrictive Covenants must be recorded in the Broward County public records and a recorded copy provided to the CRA within ten days of receipt of the executed Program Grant Agreement. No Grant funds will be disbursed for the project before this is done.

Eligible Expenses

Eligible expenses are those reasonable costs associated with undertaking a substantial facade improvement and/or substantial site improvements that are visible from a major corridor or street within the priority area. Eligible expenses include design, permitting, labor and materials related to construction or installation of eligible improvements. The following are eligible improvements to be funded under the Program:

- a. Eligible Improvements:
 - ✓ Façade Improvements
 - ✓ Landscaping (trees, shrubs and perennials)
 - ✓ Signage
 - ✓ Awnings
 - ✓ Impact resistant windows
 - ✓ Parking lot improvements
 - ✓ Exterior Painting and repair
 - Any other site or building improvements complimentary to the above
- b. All work must be performed in a first class workmanlike manner in compliance with ordinances and regulations of the City of Dania Beach, and must meet all building and other applicable codes, including state and federal regulations.
- c. To be eligible for this grant, Applicants must undertake a comprehensive improvement project undertaking 2 or more of the eligible improvements.
- d. Due to limited funding, CRA Staff will evaluate the submission and may request additional improvements to make projects more comprehensive prior to CRA Board consideration.

Ineligible Expenses

Ineligible expenses include general maintenance items; parking lot repairs (not related to a comprehensive improvement of the overall appearance of the property); Roofing; air conditioning systems and ductwork; interior repairs or renovations; or correction of code violations, and; ADA compliance except in limited instances where these expenses are mandated as part of eligible improvements by the City of Dania Beach Community Development Department. Any improvements undertaken prior to execution of the Program Documents will be ineligible for reimbursement.

Scoring Criteria

Scoring for applications that are received by the CRA shall be based upon a 100 point value system.

- a. Location - 20 Points
Businesses located along US-1/Federal Hwy in the core of the City Center/Downtown area from NW 2nd Street to Stirling Road, and on Dania Beach Blvd from SW 5th Avenue to NE 3rd Avenue shall receive the maximum points allotted in this category. Businesses that are outside of these priority areas shall receive a maximum of 10 points.
- b. Use of Sustainable Materials - 20 Points
Sustainable materials might include for example xeriscaping, energy efficient lighting, environmentally sensitive paint or other types of sustainable or green initiatives. The maximum number of points allocated for this category means that the applicant has incorporated numerous green initiatives into their design.
- c. Comprehensiveness of Property Improvement – 20 points
Businesses undertaking both property and façade improvements or substantial renovations to one or the other shall receive maximum points. Points less than 20 will be allocated based on the level of the improvement and its contribution to the street presence and visibility of improvement.
- d. Other Renovations and Business Improvements Outside of CRA Incentives - 20 points.
If an Applicant contributes funding, (see table below for contribution point scale) above the required 30% match in order to make additional improvements to their business, they may receive up to 20 incentive points.

CONTRIBUTION POINT SCALE

POINTS	EXTRA CONTRIBUTION AMOUNT
5	\$2,500 - \$4,999
10	\$5,000 - \$9,999
15	\$10,000 - \$14,999
20	\$15,000 and above

- a. Schedule an appointment with Dania Beach CRA Staff to discuss potential project and make sure it meets Program intent. Please call (954)924-6801 or e-mail cra@daniabeachfl.gov.
- b. Submit a completed application with a check for \$250.00 made payable to the City of Dania Beach for zoning reviews. Incomplete applications will not be considered for funding until a complete application and all supporting documents are received by the DBCRA. Applications must be signed by the fee simple owner of the property; tenants and/or other occupants are ineligible to participate in the Program and are prohibited from filing an application on behalf of an owner, unless otherwise authorized, in writing, by the property owner.
- c. DBCRA will complete the application review within 30 days of receipt and notify Applicants of any missing information or deficiencies in terms of eligibility for the Program.
- d. Upon determination of completeness and eligibility CRA Staff will place the Application on the next available CRA Board agenda for consideration. The CRA Board meets monthly on the 2nd Tuesday of the month at 5:30 p.m. in City Commission Chambers.
- e. Applicants are strongly encouraged to attend the CRA Board meeting. The decision(s) of the DBCRA Board shall be final.
- f. Applicants not approved may apply again with modifications. A fully executed and accepted Program Grant Agreement between the DBCRA and the Applicant, together with the Declaration of Restrictive Covenants shall be executed within 30 days of DBCRA Board approval and shall serve as a Notice to Proceed.
- g. Project commences and is completed within 9 months of Program Agreement execution.
- h. Should project delays arise, it is at the discretion of the CRA Executive Director to grant no more than one 6-month extension to the Agreement prior to its expiration. Extensions will not be considered once the Agreement has expired.

Step 2: Construction/Payment by the CRA/City of Dania Beach:

- a. If your contractor agrees to wait for payment until a check is issued by the CRA of Dania Beach, you must submit an invoice for the work for both you and your contractor, a letter from you indicating the work is complete and that you are satisfied with the job.
- b. If your contractor(s) requires payment upon completion of the work you must pay the invoice. You may then provide the CRA/City of Dania Beach with the paid invoice and/or a copy of *both* sides of the cancelled check. It is also recommended that you obtain a release from your contractor in consideration of final payment.
- c. A CRA/City of Dania Beach staff member will visit the property and take photographs of the completed project. A check will be issued in the Applicants name.

PLEASE READ THE FOLLOWING PRIOR TO APPLICATION SUBMITTAL

- The application must include **all** of the following items: Photographs of current condition of site and structures; architectural renderings of proposed façade improvements in color; a detailed outline of all proposed improvements with cost estimate, and; a Compact Disk or other electronic device containing copies of all required documents. If any components of the project pertain to paving, fencing, landscaping, etc., a survey showing location of work shall also be required.
- Owners of properties that are for sale may not apply for grant funding. Properties sold within twenty-four months of receiving grant funding **must repay the full grant amount**.
- After approval by the CRA Board, the CRA will provide the Applicant with an approved Grant Agreement and Declaration of Restrictive Covenants for signature. The property owner shall not begin construction (Grants cannot be applied retroactively for work previously completed) until

begin construction (Grants cannot be applied retroactively for work previously completed) until the Grant Agreement and Declaration of Restrictive Covenants is signed by all parties and the Declaration has been recorded in Broward County public records. Improvements completed prior to approval by the CRA Board, will not be eligible for reimbursement.

- If deemed necessary, the CRA reserves the right to have the application and its contents evaluated and analyzed by an outside third party including but not limited to; the proposed business plan, partnership/ownership information with equity positions, mortgage on the property, lease agreements, letter of Intent from lending institution and any other documents provided by the Applicant.
- If your site plan or application request includes landscaping, the landscaping must consist of species and varieties of native plants that are drought tolerant require little irrigation and withstand the environmental conditions of Dania Beach. Irrigation systems must prevent over spray and water waste and it is recommended a drip irrigation system be installed.
- Property to be improved must not have any delinquent ad valorem taxes, be free of all municipal and county liens, judgments and encumbrances of any kind. This provision can be waived by the CRA Board if development plans for the property meet the goals and objectives as set forth in the Dania Beach CRA Plan. Upon grant approval, the property must remain free of all municipal and county liens, judgments or encumbrances of any kind under the term of the agreement.

I have read completely and understand the program requirements, including the application guidelines and grant reimbursement process.

Signature

Date _____

Printed Name and Title

jlmaggi@bellsouth.net

COMMERCIAL IMPROVEMENT GRANT PROGRAM CHECKLIST

- ☒ One (1) hard copy and one (1) electronic copy of the completed application with check for \$250.00 made payable to the City of Dania Beach
- ☒ Photographs of current condition of site and structures.
- ☒ Architectural renderings of proposed façade improvements in color.
- ☒ A detailed outline of all proposed improvements with three (3) quotes from a licensed contractor.
- ☒ If any components of the project pertain to paving, fencing, landscaping, etc., a survey showing location of work is also required.
- ☒ Applicant acknowledges that the property to be improved does not have any delinquent ad valorem taxes and is free of all municipal and county liens, judgments and encumbrances of any kind.
- ☒ Applicant acknowledges that properties that are sold within twenty-four months of receiving grant funding must repay the full amount of the grant and that a **lien** shall be recorded by the CRA against the property in order to secure the right of repayment.
- ☐ Cancelled check of payment to contractor/GC (your 30%). The CRA must receive proof of payment of your 30% via a cancelled check within fifteen (15) days of project start (prior to first payment from the grant).
- ☐ Both the CRA Commercial Improvement Grant Program Application and Program Agreement have been signed.
- ☐ Preliminary schedule for completion of improvements.
- ☒ Copy Authorized Agent letter (or other documentation) if applicant is not the owner.
- ☒ Copy of Business Tax Receipt.
- ☐ Completed W-9 Form for payee.

Signature

Printed name and Title

Date

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
COMMERCIAL IMPROVEMENT PROGRAM APPLICATION

Date of Application 10/18/2019

1. Property Address: 75 N. Federal Hwy, Dania Beach, FL 33004
2. Name of Applicant: Joseph L. Maggi
3. Address of Applicant: 441 S.E. 3rd St. Apt. 208, Dania Beach, FL 33004
Phone: (954) 536-3474 Fax: (954) 616-5793
Email: JLMAGGI@Bellsouth.net

4. Does the applicant own property? Yes ✓ No

5. Indicate the owning entity of the property (i.e. name on property title)

67-75 North Federal Assoc. LLC

6. Project Description: Exterior Business Sign
Exterior Landscaping

7. Total Project Cost \$24,980.90 Total Funding Request \$17,486.00

Authorized Representative (Property Owner or Agent):

Joseph L. Maggi
Signature
Joseph L. Maggi
Print Name and Title

Date

*If application is signed by authorized agent, please provide proof through notarized letter, articles of incorporation or some other form acceptable to DBCRA legal counsel.



**CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
Facade Improvements Grant
ZONING REVIEW**

November 5, 2019

RE: The Fish Grill – 67-75 N Federal Hwy

Zoning Designation: CC, City Center

Reviewer: Muriel Bryan, Planner 954-924-6805 x3654

All items reviewed are listed below. Only items in **BOLD** font need to be further addressed.

1. Code Violations. No violations as of 11/05/19 per Code.
2. **Survey: Submit a survey indicating setbacks and easy to read.**
3. Architectural renderings of proposed façade. At discretion of CRA. Proposal seems to be consistent with the intent of Article 510-Principal Arterial Commercial Design Standards and Article 525-Architectural Standards for the CRA Form-Based Zoning Districts.
4. Dimensions for the façade modification have been submitted for compliance review.
5. Pitched roof has been provided and complies with Sec. 510-30 (d).
6. Existing and proposed tinted glazing comply with Sec. 510-30 (E).
7. **Per Sec. 510-30 (H), provide glassed surface calculation.**
8. A maximum of three (3) colors exclusive of the roof have been provided and comply with Sec. 510-30 (I).
9. Per Sec. 510-30 (L), heating, ventilation and air conditioning equipment, duct work, air compressors, other fixed operating machinery shall be either screened from view or located so that such items are not visible from the designated arterial, adjacent residential properties or intersecting streets.
10. Fence height shown complies with maximum height per Sec. 235-40 (A).
11. Quotes. Three (3) contractor quotes were provided. Provide one more quote for proposed landscape services.
12. **Landscaping. Provide a landscape plan identifying the type, location and number of each proposed species.**
13. Photographs. Photographs of existing conditions were submitted as required.
14. **Signage.**
 - a. Per Section 505.90, the cumulative square footage of building signage permitted on primary street (Federal Highway) is 1.5 times the linear foot of occupant street frontage. **Provide the permitted and proposed signage area calculation (include window signs).**
 - b. Additional square footage can be granted as a bonus in accordance with Section 505-210.
 - c. **Per Section 505-90 window signs shall not comprise more than 10% of the total window area.**



View from NW 1st Street



Landscaping: West Parking Lot Fence



View from Federal Highway





THE FISH GRILL

To The Community Redevelopment Agency;

October 1, 2019

I, Shlomo Melloul, give authorization to Joseph Maggi to apply to the CRA, for my location at 75 N. Federal Hwy, Dania Beach, Florida 33004.

Attached are three quotes for and exterior business sign.

Thank You;

Shlomo Melloul

CITY OF DANIA BEACH Business Tax Receipt

VALID THROUGH 9/30/2020

AJAS ENTERPRISES INC
75 N FEDERAL HWY
Dania Beach, FL 33004

Business Name: THE FISH GRILL
Location Address: 75 N FEDERAL HWY
Number/Class: 680000031 / Restaurants / Take-Out / Deli
Issue Date: 7/10/2019
Expiration Date: 9/30/2020

Charge Detail:

Quantity	Charge Description	Amount Paid
200	Fire Prevention Annual Fee	\$200.00
150	Restaurant Seating	\$315.00
1	Waste Registration Fee	\$15.00
Total:		\$530.00

Comments:

Restrictions:

SUBJECT AND ISSUED ACCORDING TO BUSINESS TAX RECEIPT ORDINANCE CHAPTER 15.

This Business Tax Receipt does not permit the holder to operate in violation of any City law, ordinance, or regulation. Any change in location or ownership must be approved by the City, subject to zoning restrictions. This Business Tax Receipt does not endorse, approve, or disapprove the holder's skill or competence or of the holder's compliance or non-compliance with other laws, regulations or standards.

MUST BE POSTED CONSPICUOUSLY AT BUSINESS LOCATION

"Broward's First City"
100 West Dania Beach Boulevard * Dania Beach, Florida 33004 * Phone: 954-924-6800 ext. 3672

LIVINGSTON LANDSCAPES & DESIGN

LIVINGSTON TREE SERVICE

4067 NE 6TH AVE
OAKLAND PARK, FL 33334
Tel 954-523-4711 | E-mail info@livingstonlandscapes.com

ESTIMATE

DATE	ESTIMATE NO.
10/14/2019	1835

NAME / ADDRESS
THE FISH GRILL ATTN: JOSEPH L. MAGGI 75 N FEDERAL HWY DANIA BEACH, FL 33004

Services to be rendered at:
THE FISH GRILL 75 N FEDERAL HWY DANIA BEACH, FL 33004

DESCRIPTION	QTY	COST	TOTAL
We are pleased to submit our Estimate for the following landscape work to be performed at your property. This estimate is based on quantities and plants/sizes provided by Mr. Joseph Maggi.			0.00
NORTH SIDE NEXT TO WINDOW ELEPHANT EAR - ALOCASIA PORTORA - 7 GAL	7	52.00	364.00
CORDYLINE 'RED SISTER OR EQUIVALENT - 7 GAL	8	42.00	336.00
PANDANUS VARIEGATED - PANDANUS BAPTISTII - 3 GAL	18	24.00	432.00
WEST SIDE NEXT TO PARKING LOT TRAVELER PALM - RAVENALA MADAGASCARIENSIS - 25 GAL	4	240.00	960.00
COCOPLUM - CHRYSOBALANUS ICACO - 3 GAL	26	12.00	312.00
PLANTERS CAT PALM - CHAMAEDOREA CATARACTARUM - 7 GAL	3	50.00	150.00
ALL AREAS REMOVAL OF EXISTING FICUS HEDGE ON WEST SIDE INCL STUMP GRINDING		800.00	800.00
CYPRESS MULCH. IN BAGS	15	6.00	90.00
POTTING SOIL		52.00	52.00
WHITE MARBLE CHIP TO TOP EXISTING AREAS AROUND THE PARKING LOT. AREA WEST OF PARKING LOT WILL REQUIRE MORE THAN JUST TOPPING DUE TO THE REMOVAL OF THE HEDGE.		2,120.00	2,120.00
LANDSCAPE SERVICES FOR INSTALLING MATERIAL		2,400.00	2,400.00
DEBRIS REMOVAL		300.00	300.00
PLEASE CALL US ON 954-523-4711 IF YOU APPROVE THIS PROPOSAL		TOTAL	\$8,316.00

Acceptance of Estimate: If you are in agreement with this Estimate, its specifications and conditions, please sign and return a copy of same to the above mailing address.

DATE

SIGNATURE

ESTIMATE

October 18, 2019

To: The Fish Grill
75 N. Federal Highway
Dania Beach, FL 33004

For: **Landscaping supplies and labor:**

Activity	QTY	RATE	AMOUNT
Irrigation Repairs Repair irrigation system to insure plants are getting sufficient water; add dripline on side of restaurant	1	\$2,550.00	\$2,389.00
White Marble Rock Price per cubic yard	4	225.00	900.00
Gold Capella 3 gallon to go near the area of the Palm Tree and Rock Bed	15	10.00	150.00
Bromiliad Modern gray (sun)	4	75.00	300.00
Plants: Dracena	3	20.00	60.00
Black Slate Rocks Cost per cubic yard for front area	1	225.00	225.00
Desert Cassia 7 gallons to go around the back to replace Ficus	3	75.00	225.00
Cherry Hedge 3 gallons to go around the back to replace Ficus	20	11.00	220.00
Tree Removal Removal and stump grinding of Ficus; trimming Palm trees	1	1,489.00	1,489.00
Landscape Install Install Rocks and Listed Plants	1	1,600.00	1,600.00
Plants: Red Sister Cordyline 3 gallon	4	16.00	64.00
Dwarf Ixoras	14	12.00	168.00
Variegated Ginger	14	15.00	210.00
		TOTAL	\$8,000.00

Ponderosa Landscaping
95 NE 41st Street unit O227
Oakland Park, FL 33334
carlos@ponderosalandscaping.net
http://www.ponderosalandscaping.net



Estimate

ADDRESS

The Fish Grill
75 N Federal Highway Dania
Beach, FL 33064

ESTIMATE # 1179

DATE 10/11/2019

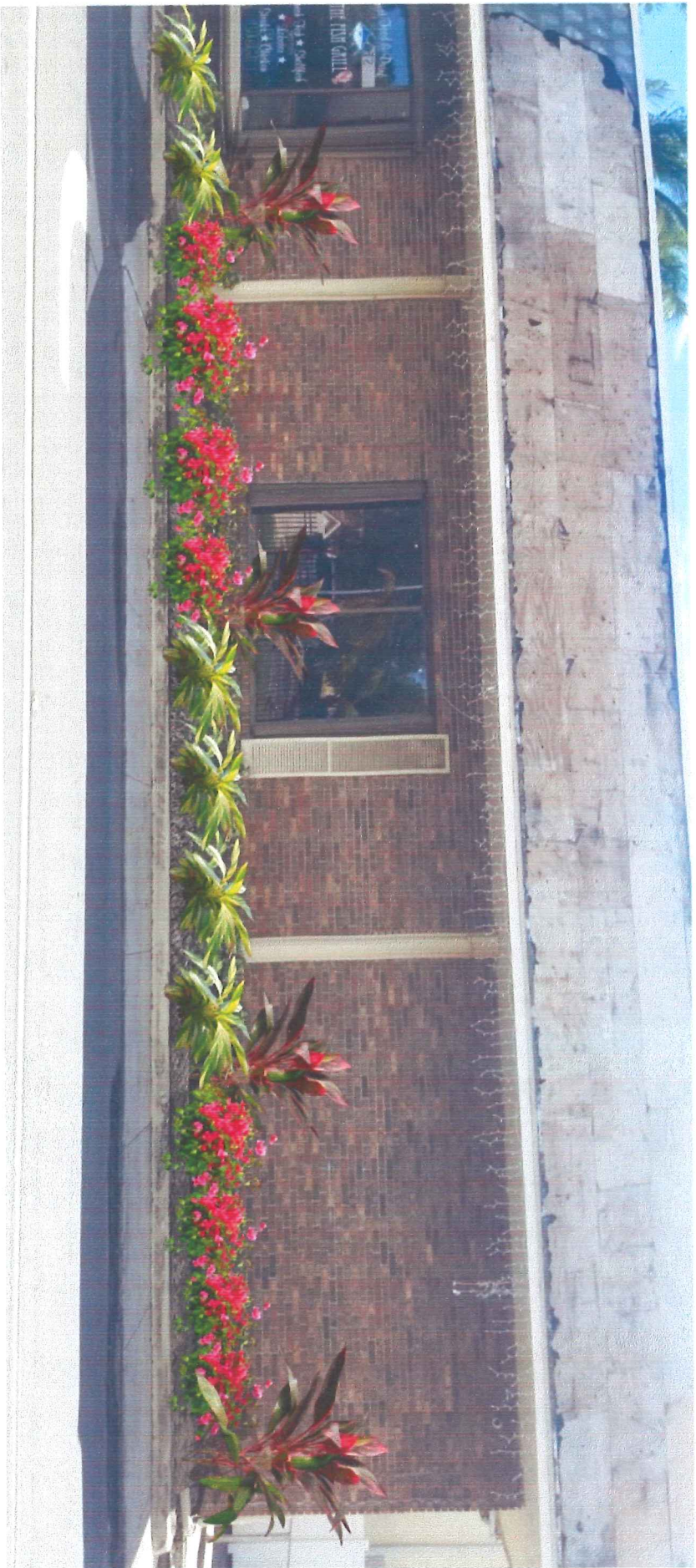
ACTIVITY	QTY	RATE	AMOUNT
Irrigation Repairs Repair irrigation to insure plants are getting sufficient water add dripline on side of the restaurant.	1	2,550.00	2,550.00
White Marble Rock Price per cubic yard	4	225.00	900.00
Gold Capella 3 gallon to go near the area if the tPalm Tree and Rock bed	15	10.00	150.00
Bromeliad Modern gray (sun)	4	75.00	300.00
Plants:Dracena	3	20.00	60.00
Black Slate Rocks Cost per cubic yard for front area	1	225.00	225.00
Desert Cassia 7 Gallon to go around the back to replace the ficus	3	75.00	225.00
Cherry Hedge 3 gallon to go around the back to replace the Ficus	20	11.00	220.00
Tree Removal Removal and stump grinding of Ficus and trimming Palm trees	1	1,489.00	1,489.00
Landscape Install Install Rocks and Listed Plants	1	1,600.00	1,600.00
Plants:Red Sister Cordyline 3 gallon	4	16.00	64.00
Dwarf Ixoras	14	12.00	168.00
Variegated Ginger	14	15.00	210.00

TOTAL

\$8,161.00

Accepted By

Accepted Date





5002 N.W. 11th Street Suite 202
 Miami, Florida 33126
 Telephone: (305) 220-1171
 Fax: (305) 220-1172

Nova Surveyors Inc.

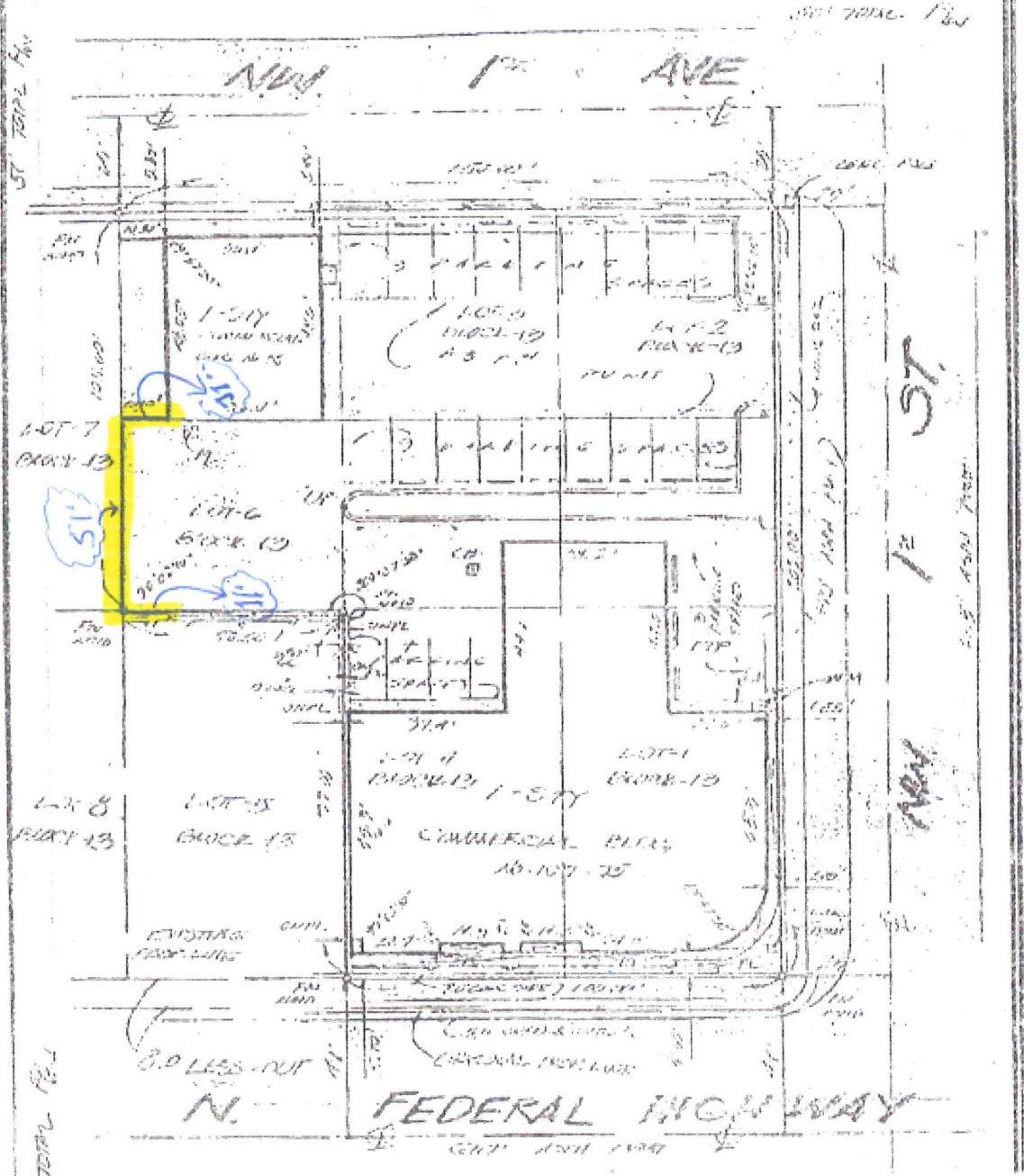
LAND SURVEYORS

Survey No. **01-0100**
 Sheet No. **2 of 2**

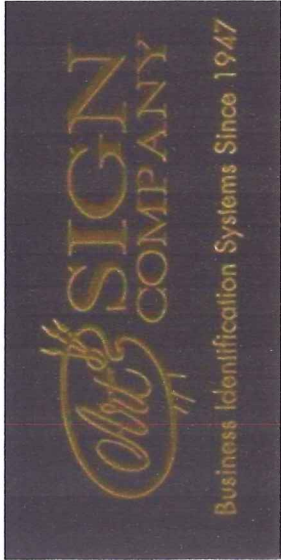
Drawn by **DA**

BOUNDARY SURVEY

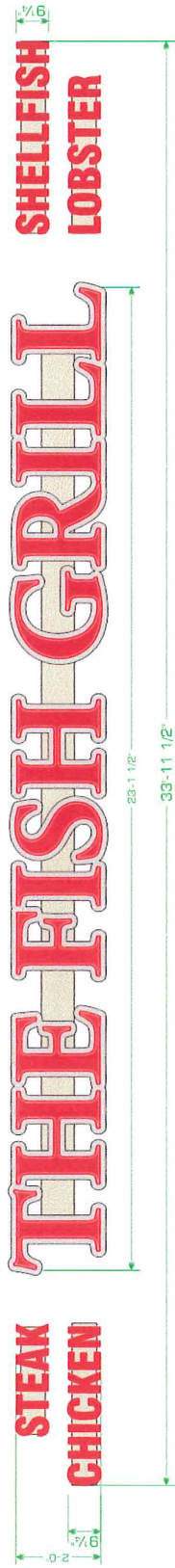
Scale: 1" = 30'



From: **Shlomo Melloul** shlomo@bananasplitusa.com
 Subject: **Survey 75 n federal**
 Date: **September 24, 2019 at 6:42 PM**
 To: **Joe Maggi** Tanant 75 jimaggi@bellsouth.net



INTERNALLY-ILLUMINATED **REVERSE** CHANNEL LETTERS WITH PUSH-THRU ACRYLIC ON THEIR FACES
AND PLEX FACE CHANNEL LETTERS MOUNTED ON RACEWAYS

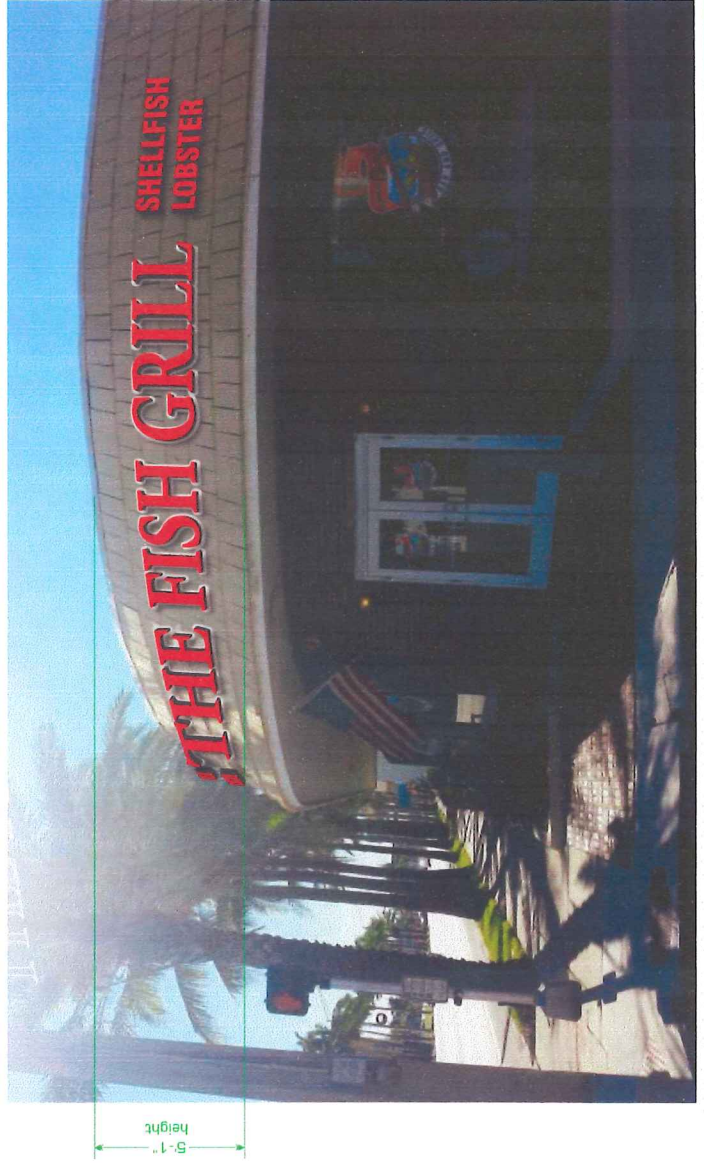


Scale: 1/2" = 1'-0"
Square footage: 67.91

- Faces: Red
- Returns: Bronze
- Letter Depth: 3"
- Letter Style: Adobe Garamond
- Illumination: White
- Raceway painted to match roof
- Allowed Sq. Ft.:
- Proposed Sq. ft: 67.91



RED



Colors shown on drawing are for presentation purposes.
All colors must be confirmed and initialed by architect/manager before painting

Scale: 1/4" = 1'-0"



2830 North 28th Terrace
Hollywood, FL 33020

State License: EC13004975

Proposal

Date	Estimate #
10/4/2019	32007 DI

The Fish Grill

Exterior Channel Letters

Graphplex will fabricate and install ONE set of internally illuminated reverse channel letters with push-thru acrylic faces mounted onto raceways.

18,650.00T

NOTE: Power to sign by others.

The Permit Acquisition Fee is INCLUDED in this Proposal. This fee includes, but is not limited to: signed and sealed engineering drawings, Notice of Commencement, oversized copies, permit facilitation, Certificate of Liability Insurance (Additional Insureds), Certificate of Completion (if required), etc.

NET Cost of Permit – NOT included in this Proposal

Subtotal

Sales Tax (7.0%)

Total

Phone:

954-920-0905

EMAIL:

joshm@graphplex.com

Testa & Sons SIGNS

5621 JOHNSON ST.
HOLLYWOOD, FL. 33021
(954) 962-5840 FAX (954) 985-0241

Estimate

DATE	ESTIMATE NO.
9/23/2019	19048

TO:

THE FISH GRILL
75 NORTH FEDERAL HWY.
DANIA, FLORIDA

QTY	DESCRIPTION	COST	TOTAL
	FABRICATE AND INSTALLED ILLUMINATED CHANNEL LETTERS ON STOREFRONT AS PER RENDERING. LETTERS FEATURE 1/8" ACRYLIC FACES TRIMMED with 1" TRIM CAP, 5" DEEP. 040 ALUM. RETURNS INTERNALLY ILLUMINATED w/ LED LIGHTING Copy: (24") THE FISH GRILL (9") STEAK CHICKEN SHELLFISH LOBSTER Engineer sealed drawings required by city. Shop drawings, permit expediting and (3) final inspections required by city. (PLUS COST OF PERMIT ADDITIONAL COST FOR ROUTER CUT ALUMINUM OUTLINE BEHIND LETTERS. ADDITIONAL COST FOR CLEAR LEXAN BACKINGS with BACK LIGHTING. NOTE: ELECTRIC HOOK-UP TO EXISTING CIRCUIT AT SIGN LOCATION. SALES TAX	11,650.00 180.00 550.00 1,250.00 2,240.00 7.00%	11,650.00T 180.00T 550.00T 1,250.00T 2,240.00T 1,110.90

Estimate Submitted by Dave Testa

TOTAL

\$16,980.90

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
Payment will be made as outlined above.

Signature _____



2830 North 28th Terrace
Hollywood, FL 33020

State License: EC13004975

Proposal

Date	Estimate #
10/4/2019	32007 DI

The Fish Grill

Thank you for providing GraphPlex the opportunity to produce your sign.

TERMS: 50% deposit. Balance due within 15 days of installation.

TIMING: Approximately SIX weeks from approved conceptual drawings, deposit, signed proposal and Building Department Approval.

RUSH FEE: If the timing above does not meet your requirements, a RUSH FEE will be added, IF sign(s) can be manufactured in the time frame requested.

NOTES:

1.5% per month (18% per annum) finance charge will be added to all past due accounts. Please pay promptly to avoid finance charges. All credit card payments will be charged an additional 3% convenience fee.

All signs will remain the sole property of GraphPlex until full payment is received. GraphPlex retains the right to remove its property from customer's premises if payment is refused.

Subtotal \$18,650.00

Sales Tax (7.0%) \$1,305.50

Total \$19,955.50

Phone:
954-920-0905

EMAIL:
joshm@graphplex.com

THE FISH GRILL

75 N FEDERAL HWY
DANIA BEACH, FLORIDA 33004

PAY
AMOUNT
OF

Two hundred fifty dollars

DATE

TO THE ORDER OF

10/18/19

City of Dania Beach

DOLLARS

CHECK
NUMBER

10907

CHECK
AMOUNT

\$ 250.00

REMITTANCE ADVICE

CRA fee

10907

81-275/829



Security Features
Check for
Details on Back



www.my100bank.com

⑈010907⑈ ⑆082902757⑆ 000124⑈

J. Maggi

MP



State Certified
#ES-12000565

www.artsignfl.com

BUSINESS IDENTIFICATION SYSTEMS SINCE 1947

Date: 10/9/2019

835 N.W. 6th Ave., Ft. Lauderdale, FL 33311 • Phone: (954) 763-4410 • Fax: (954) 763-2736

BILL TO:		JOB LOCATION:	
The Fish Grill			
75 N. Federal Hwy.			
Dani Beach, Fl. 33004			
954 251-2361			
Joe Maggi 954 586-3474 cell		Tommy Pauletti 954 249-9000	

- 1) Design, fabricate and install over front doors one LED internally lit channel letter sign mounted on custom center mount raceways. Sign drawing approved by customer.
- 2) Customer must approve colors, copy, fonts and layout prior to any fabrication to start.
- 3) Customer is responsible for proper electrical service to sign location.
- 4) Sign company will apply for all permits on customers behalf. All permit fees will be added to the final invoice at actual cost only.
- 5) All workmanship and materials are warranted for one full year from date of completion.

PERMIT - cost is determined by local municipality and will be billed additional on final invoice.

TIME CLOCK - Final inspections require an astronomical time clock be in place. If not existing at time of inspection, Art Sign Co. will install one at an additional cost of \$550.00 to the client in order to close out permits.

ELECTRIC SERVICE - The client is responsible to furnish dedicated electrical service to within 5 feet from the sign location. If not in place at the time of inspection, additional fees may apply to extend the permit for re-inspections.

OFF HOURS LABOR - If for any reason, the property owner or the city requires installations to occur after normal business hours or during a weekend, additional costs will be added to the final invoice.

ROAD CLOSURE - or any required special logics, such as hiring traffic control officers or barricade erection will be an additional cost invoiced to the client.

MUNICIPAL FEES AND MEETINGS - Any meetings or city requirements other than normal permitting will be invoiced as additional. Any additional costs such as parking or street permits, and staff time to obtain such will be invoiced as additional to the contract price.
INSPECTIONS - If after the initial visit for final inspection by Art Sign Company to the installation location the inspection is denied, for reasons that are not the direct responsibility of Art Sign Company, the client will be responsible for all fees incurred in relation to amending the problem.

Subject to warranty and conditions on back side of this agreement.
A deposit of 50% required on all jobs. Deposits are not refundable. Balance due upon completion of job.
Permits, engineering, staff time, and clock (if required) will be billed on final invoice.
This contract is valid for 90 days after 90 days prices are subject to change.

ACCEPTANCE OF THE ABOVE CONTRACT

The above contract, schedule and Terms are satisfactory, and hereby accepted and agreed upon.
Art Sign Co. shall retain title until paid in full.

In exchange for the extension of credit the undersigned agrees to the terms & conditions outlined here in.

The undersigned personally guarantees payment in full of this contract and any additional fees as listed above.

CUSTOMER SIGNATURE	DATE	
SALES MANAGER SIGNATURE	DATE	

SUB -TOTAL	\$20,600.00
PERMIT	T/B/D
TOTAL	\$20,600.00
DEPOSIT DUE	\$10,300.00
BALANCE	T/B/D

Subject to warranty and conditions on page two of this agreement

CONDITIONAL SALES AGREEMENT

The Fish Grill Commercial Property Improvement Grant Application



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

Dania Beach CRA Board Meeting

November 12, 2019

Overview of Project

- ❧ CRA Façade Program: provides grants up to \$20,000 (requires 30% match from applicant)
- ❧ Mr. Joseph Maggi, owner of The Fish Grill Restaurant, is applying for the grant.
- ❧ The property owner, 67-75 North Federal Associates LLC, has granted permission for the application
- ❧ Project Scope: New backlit sign and landscape improvements

Existing Photos



Facing west on N. Federal
Hwy

Existing Photos



Facing south on NW 1st Street

Proposed Work



Faces: Red
Returns: Bronze
Letter Depth: 3"
Letter Style: Adobe Garamond
Illumination: White
Raceway painted to match roof
Allowed Sq. Ft.:
Proposed Sq. ft: 67.91

75 N. Federal Hwy

Proposed Work (landscaping)



75 N. Federal Hwy

Proposed Work (landscaping)



Rendering not specific to property location
but provided as an example.

Summary

- œ The applicant is seeking a grant amount of \$17,486.00
- œ Applicant Match (30%): \$7,494.90
- œ Total project costs: \$24,980.90
- œ 3 landscaping quotes: \$8,000.00, \$8,161.00 and \$8,316.00
- œ 3 sign quotes: \$16,980.90; \$19,955.50 and \$20,600.00
- œ The application meets all of the requirements for the grant program
- œ Staff is recommending CRA Board approval of the grant amount of \$17,486.00