

ADDENDUM
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 IN THE CITY CLERK'S OFFICE, OR 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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5. CONSENT AGENDA

- 5. Approve an amendment to two (2) Commercial Property Improvement Grants for Alex's Flamingo Plaza, located at 222 N Federal Highway and 236 N Federal Highway, in an amount not to exceed \$20,000.00 for each address, which were approved by the CRA Board on July 30, 2019, to specify the Grants for Alex's Flamingo Plaza are approved for IEL Land Trust, with Arael Medina and Connie Medina, as Co-Trustees and that the CRA Board (i) determines that a property owner who owns one or more parcels within the CRA priority area, may secure separate Grants for more than one parcel, and (ii) acknowledges that the IEL Land Trust owns two (2) separate parcels, both located within the CRA priority area, and that the Board approval applies to both parcels.

To: Chair, Vice Chair and Board of Directors
From: Rickelle Williams, Executive Director
Date: November 12, 2019
Re: Amendment to Commercial Property Improvement Grant Program – Alex’s Flamingo Plaza (Two Applications)

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

At the July 30, 2019 CRA Board meeting, the CRA Board approved two (2) Commercial Property Improvement Grant applications for Alex’s Flamingo Plaza located at 222 N Federal Highway and 236 N Federal Highway. The grant applications were submitted in the name of Import-Export Livestock Corp. as the owner of both properties.

The CRA Board approved a grant in the amount of Twenty Thousand Dollars (\$20,000.00) for each property, for a total of Forty Thousand Dollars (\$40,000.00). After CRA Board approval of the grant applications, CRA staff sent the appropriate documents to special counsel Weiss Serota Helfman Cole & Bierman, for preparation of grant documents. During this process, Alan L. Gabriel, Esq. of Weiss Serota identified that Import-Export Livestock Corp. was used interchangeably with IEF L Land Trust, owner of both properties and that the grant application should have been submitted with IEF L Land Trust listed as the property owner.

Mr. Gabriel, via the attached memorandum dated November 8, 2019, has recommended that the CRA Board (i) determine that a property owner who owns one or more parcels within the CRA priority area, may secure separate Grants for more than one parcel, and; (ii) acknowledge that the IEL Land Trust owns two separate parcels, both located within the CRA priority area, and that the Board approval applies to both parcels.

Fiscal Impact

There is no fiscal impact.

Recommendation

That the CRA Board amend its previous July 30, 2019, approval to specify the Grants for Alex’s Flamingo Plaza are approved for IEL Land Trust, with Arael Medina and Connie Medina, as Co-Trustees and that the CRA Board (i) determines that a property owner who owns one or more parcels within the CRA priority area, may secure separate Grants for more than one parcel, and; (ii) acknowledge that the IEL Land Trust owns two (2) separate parcels, both located within the CRA priority area, and that the Board approval applies to both parcels.

Attachment

Memo from Alan L. Gabriel, Esq. of Weiss Serota Helfman Cole & Bierman




WEISS SEROTA HELFMAN COLE & BIERMANN

AT THE CROSSROADS OF BUSINESS, GOVERNMENT & THE LAW

MEMORANDUM

TO: Rickelle Williams, Executive Director, Dania Beach CRA
DeAndrae Spradley, Economic Development Manager, Dania Beach CRA

FROM: Alan L. Gabriel, Esq. 

DATE: November 8, 2019

RE: Commercial Improvement Grants for Properties Located At:
(i) 222 North Federal Highway, Dania Beach, FL 33304 and
(ii) 236 North Federal Highway, Dania Beach, FL 33304

With reference to the above, the CRA Board approved Commercial Improvement Grants for each property on July 30, 2019. Applications for each parcel were completed by the applicant and submitted to the CRA in the name of Import-Export Livestock Corp.

Once a grant application is approved by the CRA Board, the applications are submitted to Counsel for preparation of the Commercial Improvement Grant Documents, which includes the verification of property ownership and funding guidelines. During this review, it was determined that both of the subject parcels are owned in the name of IEL Land Trust, Arael Medina and Connie Medina, as Co-Trustees. **For this reason, the CRA Board, is requested to amend its previous July 23, 2019, approval to specify the Grant is approved for IEL Land Trust, Arael Medina and Connie Medina, as Co-Trustees.**

In addition, CRA Funding Guidelines provide that the maximum award amount to an applicant/owner is up to \$20,000.00. The Guidelines specify, "The intent is to encourage multiple property owners within a priority area to engage in property improvements simultaneously and in areas where the public investment has or is planned to occur." It is not clear from the Eligibility Criteria and the Grant Guidelines whether an owner, who owns multiple parcels within the CRA priority area, may seek and secure separate Grants for more than one parcel. **Therefore, it is requested that the CRA Board (i) determine that a property owner who owns one or more parcels within the CRA priority area, may secure separate Grants for more than one parcel, and; (ii) acknowledge that the IEL Land Trust owns two separate parcels, both located within the CRA priority area, and that the Board approval applies to both parcels.**

Of course if you have any questions or desire any further information, please do not hesitate to contact me.