

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
MARCH 9, 2021 at 5:30 PM
VIRTUAL MEETING AND PUBLIC COMMENTS PROCEDURE

The Dania Beach Community Redevelopment Agency (CRA) will be conducting a “Virtual” CRA Board meeting utilizing communications media technology (“CMT”), in accordance with Ordinance 2021-012, adopted February 9, 2021, and City Manager’s Order Adopting Rules for Use of Communications Media Technology for Public Meetings During Health Emergency, related to conducting public meetings while under the public health emergency related to the spread of Novel Coronavirus Disease 2019 (COVID-19). City Hall building is closed to the public.

Please visit www.daniabeachfl.gov/virtualmeetings for detailed instructions on how to attend and participate in virtual CRA Board meetings. Public access to this virtual meeting can be accomplished as follows:

- Watch Meeting on the City’s YouTube Channel at www.daniabeachfl.gov/2654/Watch-DaniaTV
- Watch Meeting on Comcast Cable Channel 78
- Join the Meeting virtually or by telephone using RingCentral Meetings

Any member of the public wishing to comment publicly on any matter including on specific agenda items can do so by one of the following options:

Before 2:00 p.m. on the day of a meeting, comments can be submitted into the record using the following link:

<https://daniabeach.seamlessdocs.com/f/PublicSpeakingFormCRAMeeting> *(all public comments submitted will be provided to the CRA Board prior to the meeting and will be attached to the minutes of this meeting and become part of the official record)*

Participating in a public meeting using the video conference platform:

- Virtual attendance: download and install RingCentral Meetings and join using the meeting ID; to be recognized during public comment, click “Raise my hand” in the software
- Telephone attendee: dial meeting phone number and enter meeting ID; to be recognized during public comment, dial *9 to raise your hand

For more information about this CRA Board meeting or submitting a public comment at the meeting, please contact:

Thomas Schneider, City Clerk
City of Dania Beach
100 W Dania Beach Boulevard
Dania Beach, FL 33004
954-924-6800 | tschneider@daniabeachfl.gov

NOTICE: This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 954-924-6800 ext. 3624, no later than two days prior to such proceeding. Anyone wishing to appeal any decision made by the Dania Beach City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Agenda items may be viewed online at www.daniabeachfl.gov.

**Instructions for Participating and Viewing
Dania Beach CRA Board Virtual Meeting
March 9, 2021 at 5:30 PM**

Through the City's Website:

Please click the link below:

www.daniabeachfl.gov/2654/Watch-DaniaTV

Through Comcast Channel 78:

If you are a Comcast/Xfinity customer, please go to Channel 78 to view the meeting.

Before 2:00 p.m. on the day of the meeting, submit Public Comments by clicking this link:

<https://daniabeach.seamlessdocs.com/f/PublicSpeakingFormCRAMeeting> *(all public comments submitted will be provided to the CRA Board prior to the meeting and will be attached to the minutes of this meeting and become part of the official record)*

Options for Viewing and Participating in the Meeting Using RingCentral Meetings software

Visit <https://www.ringcentral.com/apps/rc-meetings> to download and install the software on your device

Use this meeting link to join as an attendee:

<https://meetings.ringcentral.com/j/1453699888>

Using your telephone – for higher quality, dial a number based on your current US location:

+1(773)2319226 (US North)
+1(312)2630281
+1(470)8692200 (US East)
+1(646)3573664
+1(346)9804201
+1(469)4450100 (US South)
+1(623)4049000 (US West)
+1(650)2424929
+1(720)9027700 (US Central)
+1(213)2505700

Enter the meeting ID: 145-369-9888

To raise hand and be acknowledged to speak:

1. Users who call in can dial *9 to raise their hand
2. If using the meeting software, to raise hand click or tap "Participants", then choose the option to raise hand.
3. Once you have been selected to speak, you may be prompted to unmute your device or this will be done for you.

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, MARCH 9, 2021 - 5:30 PM

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

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL TWO HUNDRED FIFTY DOLLARS (\$250.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019; AMENDED BY ORDINANCE #2019-019)

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.

**DECORUM POLICY FOR MEETINGS OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY
REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:**

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CRA BOARD AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CRA BOARD, MUST FIRST BE REGISTERED WITH THE CRA SECRETARY (CLERK) (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBER AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE CRA BOARD ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE CHAIR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE CRA BOARD FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CRA BOARD AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CRA STAFF.

NO INDIVIDUAL SHALL MAKE ANY SLANDEROUS OR UNDULY REPETITIVE REMARKS, OR ENGAGE IN ANY OTHER FORM OF BEHAVIOR THAT DISRUPTS OR IMPEDES THE ORDERLY CONDUCT OF THE MEETING, AS DETERMINED BY THE CHAIR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE CHAIR, BOARD MEMBER OR CRA STAFF: COMMENTS ARE TO BE ONLY DIRECTED TO THE CRA BOARD AS A WHOLE. NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OF OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE PERMITTED IN THE COMMISSION CHAMBER.

IF ANY PERSON'S CONDUCT AS DETERMINED BY THE CHAIR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE CHAIR TO LEAVE THE COMMISSION CHAMBER; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE COMMISSION CHAMBER.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-CRA-006)

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

4. PRESENTATIONS

5. CONSENT AGENDA

1. Minutes:
Approve Minutes of February 9, 2021 CRA Board Virtual Meeting
Approve Minutes of February 25, 2021 CRA Board Virtual Workshop - Update of Mission Statement
2. Travel Requests: None
3. RESOLUTION NO. 2021-CRA-001

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, ACCEPTING A GRANT AWARD IN THE AMOUNT OF EIGHTEEN THOUSAND FIVE HUNDRED DOLLARS (\$18,500.00) FROM THE URBAN HEALTH PARTNERSHIP INC. TO PROVIDE TECHNICAL ASSISTANCE AND MARKET GARDEN EXPERTISE TO HELP EXPAND THE PATCH MOBILE MARKET PROGRAM EFFORTS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

4. RESOLUTION NO. 2021-CRA-002

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING (“MOU”) BETWEEN THE CRA AND THE NATIONAL DEVELOPMENT COUNCIL (NDC) TO WORK COLLABORATIVELY TO PLAN AND IMPLEMENT PROJECTS, PROGRAMS, AND SERVICES TO MEET MUTUAL GOALS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

6. PROPOSALS AND BIDS

7. DISCUSSION AND POSSIBLE ACTION

1. Residential COVID-19 Assistance Program

8. BOARD MEMBER COMMENTS

9. INFORMATION ITEMS

10. ADJOURNMENT

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair and Board of Directors

From: Michael Chen, Executive Director

Date: March 9, 2021

Re: **Administrative Report**

1. CRA Annual Report

Background: According to Florida ss163.371: Reporting Requirements, “By March 31 of each year, 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 “.

There are some special challenges to preparing our 2020 Annual Report. Both I and the Economic Development Manager, Muriel Bryan are new to the CRA – starting after the end of the 2020 fiscal year. Therefore, the bulk of the required performance content of the report will need to be written by Operations Manager, Kathleen Weekes and CRA Coordinator II, Kisha Eugene who were here during the reporting year. Muriel is providing research support and I will be the layout/text editor. Also, a change in State Statutes for 2020 requires an independent audit of the CRA – separate from the City audit. This will have both cost and time implications.

The fiscal year 2019-2020 will include a Message from the Executive Director, a Message from the CRA Board Chair, general background information regarding the CRA, A report of activities, projects and initiatives within the redevelopment area, and financial statements for the fiscal year ending September 30, 2020. All documentation will be in compliance with State and County requirements.

The 2020 CRA Annual Report is our number one priority for the next three weeks.

2. CRA Mission Statement, Vision Statement, Statement of Values

Background: A Mission Statement defines what an organization is and why it exists - created by past Executive Directors approximately six to ten years ago.

A Vision Statement is future-based and meant to inspire and give direction to employees of the company rather than customers. It states the current and future objectives of an organization – the CRA has no Vision Statement today.

A Statement of Values highlights the organization's core principles and philosophical ideals - the CRA has no Statement of Values.

Update: Two Mission/Vision/Values Statement development sessions were conducted with CRA staff and a public CRA Mission/Vision/Values Statement Workshop was conducted on February 25, 2021. From the collective input of those sessions, the following statements of organizational guidance were developed (see attached final presentation from the CRA consultant):

Mission Statement: *"To provide the expertise and strategic investments needed to implement inclusive strategies that enhance financial security; expand opportunities for business; stimulate private investment; foster revitalization; and improve the quality of life for our diverse community."*

Vision Statement: *"To be a sustainable city of the future with expanded economic opportunities for our stakeholders."*

Statement of Values:

- *We provide the best quality of service for our stakeholders.*
- *We conduct our business with the highest ethical standards.*
- *We commit to improving the unique quality of life within Dania Beach.*
- *Our activities will contribute to the positive image of Dania Beach.*
- *We embrace innovation and diversity.*
- *We encourage sustainable solutions.*
- *We commit to exercising sound economic judgment.*

The CRA requests the CRA Board approval of these updated and newly created statements of organizational guidance and allow their use in CRA publications and materials.

3. Resident COVID 19 Assistance Program

Background: In the February 9, 2021 CRA Meeting Staff was directed to follow up with each Board Member to determine if there are additional concerns. From the meeting discussion and the follow up with each Board Member, the following concerns were identified:

- COVID has impacted households across the City. Creating a program like the one proposed, with benefits only in the CRA will cause conflicts.
- The fiscal integrity of the proposed structure was questioned. More definition is needed, but there is question if sufficient fiscal oversight can be achieved.

- It would be desirable to continue seeking another agency to work with for comparison, particularly a local (Broward) agency.
- Based on the proposed structure, how many households would be served?
- Based on the proposed structure, what would be the administration costs?

Update: The proposed program structure has been revised with more definition to improve our ability for fiscal responsibility. The updated version is attached for further discussion.

The Miami-Dade Affordable Housing Foundation, Inc., has proposed an administration fee of \$259,00 for each approved household benefit. This covers all costs for each award, from the initial due diligence to the monthly verification of each month's ongoing qualification. There is no fee for the due diligence for an application that fails to qualify.

We have been able to find another potential agency to administrate the program if approved. I initiated a discussion of the current program structure with Anne Castro, Executive Director of the Dania Beach Housing Authority. She expressed an interest in our program but needs to check her staff capacity and approval from her Board. Hopefully, I will be able to provide an update of the Housing Authority's interest at our CRA Meeting.

I ran a funding analysis based on our currently proposed program structure. The analysis uses the household size demographics and below poverty level households of Dania Beach citywide. The source of the data is: 2021 Pop-Facts® | Households Copyright © 2021 by Environics Analytics (EA). Source: ©Claritas, LLC 2021.

If applications for the program follow the citywide profile of household sizes the program will generate 125 awards, serving 11.6% of all families below the poverty level in the City. Since all families below the poverty level in the City do not live in the CRA, this would serve a substantially higher percentage of CRA families. The total administration fee would be \$31,163 (12.5% of the total fund) and the total disbursement to the households would be \$218,936 (87.5% of the total fund).

See attached Memorandum and Funding Analysis

4. Soleste Cityline Project (formerly Trion)

Background: The Soleste Cityline Project is an eight (8) story mixed-use project located at the northeast corner of Federal Highway and Dania Beach Boulevard (4 North Federal Highway), consisting of 340 (+10%) market-rate residential units, approximately 13,000 square feet of ground floor retail space, buried utilities, wide sidewalks, a public park with exercise equipment, a fountain, and on-site parking. The

public improvements, including the park, fountain, and wide sidewalks accessible to members of the public in perpetuity, via a Declaration of Restrictive Covenant.

The CRA is providing One Million Dollars (\$1,000,000.00) of funding support for the project, the funding of which is provided by a Broward Redevelopment Program grant secured by an Interlocal Agreement with Broward County.

At the February 9, 2021 CRA meeting, you approved the extension of the deadline to have approved plans by October 31, 2020, contained in the Development Agreement clause 2(C), to April 20, 2021.

Update: On February 12, 2021 *The Real Deal* (premier real estate news outlet in the US) reported The Estate Companies closed on a \$55.5 million construction loan from Synovus the Soleste Cityline, at 4 North Federal Highway in Dania Beach (see attached article).

5. Mission-To-Market for Inclusive Economic Development (M2M)

Background: The Mission-To-Market for Inclusive Economic Development initiative (M2M) is a cooperative agreement between the US Department of Energy (DOE) and Florida International University (FIU). M2M seeks to tap the trillions of dollars of underutilized patented technologies developed by the U. S. Department of Energy, its Labs, research institutions, and industry to foster economic development in South Florida and beyond. The M2M Initiative has four goal areas:

1. STEM Entrepreneurial Workforce Development (Training/Education).
2. Innovation Ecosystem Development.
3. Business Incubator and Accelerator Network; and
4. Technology Transfer & Commercialization.

Update:

- **SCORE:** The objective is to design an entrepreneurial training program that includes elements that will start students on the path to be viable prospects for the M2M program and eventually qualify to secure DOE technology – generally described as creating a pipeline of qualified candidates for M2M. An introduction with Dr. Chris Ford is set up and we will discuss FIU standards for an “Entrepreneurship 101” program that will fits the needs of M2M.
- **Alliance of Entrepreneur Resource Organizations (AERO):** The MOU has been executed and we are starting to receive program notices from other members to promote over our network.
- **Broward’s Technical Colleges:** The initial discussion with Lynn Goldman, Community Relations Coordinator for Broward’s Technical Colleges, and Dr. Ford,

FIU Mission-To-Market Manager, and Dr Triay, Executive Director of the FIU Applied Research Center (ARC) has occurred. We are trying to identify which Broward Technical College programs may be the best match with M2M program and determine how to structure a collaborative relationship.

- **National Development Council (NDC):** NDC is one of the oldest national not-for-profit, full-service community and economic development organizations in the US. NDC directs capital to support the development and preservation of affordable housing, the creation of jobs through training and small business lending and the advancement of livable communities through investment in social infrastructure.

I have had initial discussions with Joseph Gray, Director for the central US, about collaborating on the creation of an NDC/Dania Beach Business Academy focused on entrepreneurial development and new business start-ups. Also, I briefed Joe on M2M and expect there will be an exceptionally good fit between several NDC programs and M2M objectives, especially BDC's new/small business loan programs. (I have briefed Dr. Ford on my discussions with NDC.)

- Staff is seeking approval to execute the attached Memorandum of Understanding National Development Council, Multicultural Investment Program - draft copy attached.
- Introduction: Joseph Gray, NDC Director serving the central region of the US. He has over 30 years' experience in urban planning and community redevelopment. He is a widely recognized national and international speaker on "participatory governance" and is also a contributing author for two books and numerous national publications on the subject of community building.

6. **Promotion/Business Attraction Print Packet**

I have started to create a packet of print materials the promote Dania Beach and support business attraction. Our print packet is designed to assist investors and corporate executives to turn data and analytics into strategies and decisions. These materials will be handouts for when we meet with investors, developers, corporate site selectors, and attend trade shows. The source of the demographic data and retail analysis is Environics Analytics, North America's leading data, analytics, and marketing services company.

Attached are draft versions of the start of our print packet:

- Population / Education
- Households / Affluence
- Retail Opportunity Gap Analysis
- Opening a Business in Dania Beach

Once we complete the layout of the 2020 CRA Annual Report, we will have our graphics consultant develop a Dania Beach CRA brand identity format for our print materials. We will also create versions that are primarily infographics for those who are not into intensive data. Some upcoming print materials will include Dania Beach Lifestyle, Dania Beach/Regional Economy, Business Resources (law firms, accounting firms, universities), and Target Industries.

7. Economic Development Update

Over 20 businesses have been contacted in our outreach efforts this month. This has been done, in part by phone and some followed-up with virtual meetings. Some business owners expressed interest in our Commercial Improvement Grant program, some in our Small Business Resiliency Reimbursement Grant program and others simply in resources not only for their businesses, but also for their tenants, as they are the Landlord.

The Economic Development Manager also created a Guide to doing Business in Dania Beach. The document narrative is attached. It will be further reviewed and graphically produced as printed and electronic collateral for the public.

The Economic Development Department continues to attend and participate in the Greater Fort Lauderdale Alliance meetings as well as other virtual networking conferences. We continue to work with our grant applicants for the Small Business Resiliency Reimbursement Grant program. We also continue to grow our database and feature businesses on our social media platform. The following are businesses featured in our campaign in February.

Local Business Spotlight Campaign:

- Rodizio Grill (Feb. 24th)
- Dania Pointe's Friday Night Market Kaplan (Feb. 12th)
- Jay Scotts (Feb. 10th)
- Dania Beach Casino (Feb. 8th)
- Dairy Belle Ice Cream (Feb. 5th)
- Wiener Museum of Decorative Arts (Feb. 1st)

8. Removal and Relocation of Monument Signage

The City's rebranding signage installation is in the process of completion.

Monument Entryway signs Relocated:

The CRA Operations Manager worked with the Deputy Director, Public Services and the Operations Manager, Facilities and Landscaping to facilitate the removal and relocation of entryway signs on Griffin Road and Dania Beach Boulevard. At the time of writing both signs were relocated and were awaiting inspection. It is expected that

the City's Landscaping Department will install adequate landscaping around the Entry way signs.

Broward Heights: Two Broward Heights neighborhood signs will be the final signs to be installed. The CRA is working with the City to confirm the installation location for the two signs.

Rebranding Signage

The completion of the rebranding signage will mark the end of the CRA's rebranding program work for the City. For signage, the CRA worked on the design, fabrication, production and replacement of existing internal and external signage and additional new monument signage for City of Dania Beach facilities, parks, public spaces, various neighborhood and roadway/entranceway signs. More than 58 signs were installed throughout the city. New signage was installed on the North, South, and East of the City Hall building, a newly designed logo seal and monument sign at Fire Rescue Station #1, and a logo sign was installed at Quarterdeck restaurant at the Pier. Two new parking garage signs were also completed at the Fort Lauderdale Airport Tri-Rail Station on Griffin Road, and the CRA worked with the Community Development Department on the City's major Welcome Sign located south of the Fort Lauderdale Hollywood International Airport at Griffin Road.

The rebranding signage has proven to be appealing to visitors and members of the South Florida community, as many have complimented the City's new vibrant look.

9. PATCH Update

Farm and online market

The fall planting season at the PATCH was successful and we are now harvesting great produce such as kale, mustard greens, string beans, herbs, lettuce from our hydroponics, arugula, spinach, beets, collard greens, along with peppers, scallion and much more.

We have increased the number of volunteers to 5 persons per day for 3 days a week, while still following all COVID-19 safety precautions. The market garden remains closed but online orders and wholesale transactions continue. EBT and SNAP transactions are increasing, and we welcome continuing those transactions which meet our mission to combat food insecurity in our community. We are looking forward to re-opening the market in the future.

The Little Library at the PATCH

The Friends of the Library (FOL) team recently re-built the "Little Library" at the Dania Beach PATCH. The original "Little Library" was built from wood and did not handle

the Florida heat and weather very well. FOL team Ms. Carol Morris and Mr. David Viviano recreated the structure by upcycling a plastic newspaper dispenser to create a structure that will survive the Florida summer with sustainability in mind!

The "Little Library" was presented to the PATCH by Broward Regional Health Planning Council and is used by neighboring residents. Little Libraries are designed to take the gift of reading to local communities across the United States. Books are available for residents to read and enjoy for free.

Again, the CRA wishes to thank Ms. Morris and Mr. Viviano, and FOL president Linda Wilson for their continued support of the Dania Beach PATCH. A photo of the recreated little library is attached to this report.

Dania Beach CRA

Mission, Vision, Statement of Values



PROCESS

This work product was created based on highly engaged interactive working sessions with the CRA Board, the CRA Staff and opportunities for public input.

Our Mission

“To provide the expertise and strategic investments needed to implement inclusive strategies that enhance financial security; expand opportunities for business; stimulate private investment; foster revitalization; and improve the quality of life for our diverse community.”

Our Vision

“To be a sustainable city of the future with expanded economic opportunities for our stakeholders.”

Our Values

- *We provide the best quality of service for our stakeholders*
- *We conduct our business with the highest ethical standards*
- *We commit to improving the unique quality of life within Dania Beach*
- *Our activities will contribute to the positive image of Dania Beach*
- *We embrace innovation and diversity*
- *We encourage sustainable solutions*
- *We commit to exercising sound economic judgment*



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Mission

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OPENING YOUR BUSINESS IN DANIA BEACH IS EASY!



Welcome! Conveniently located south of the Fort Lauderdale-Hollywood International Airport, Port Everglades, and the Broward County Convention Center, Dania Beach has everything you need to succeed. Dania Beach is part of the South Florida metropolitan area with a population of about 31,000 residents.

With over \$1 Billion Dollars in investment currently underway, we invite you to explore the exciting possibilities within Dania Beach. Our most recent first-class development, Dania Pointe is a 102-acre premier mixed-use development with almost 1 million square feet of retail and restaurants in addition to Class A offices, hotels, luxury apartments and public event space.

STARTING YOUR BUSINESS

1. **BUSINESS STRUCTURES:** Common forms of business are the sole proprietorship, partnership, corporation (C and S), and various Limited Liability Company (LLC) structures. Each form of business has legal, risk and tax impacts – consider consulting an attorney.
2. **BUSINESS REGISTRATION:** Companies must register their name to establish a business. Corporations must register with the Florida Division of Corporations. Professional business must register with the Florida Department of Professional Regulation.
3. **EMPLOYER ID NUMBER:** Businesses should obtain to have a Federal Employer Identification Number (EIN). You may apply for your EIN online and receive it immediately. This is a free service offered by the Internal Revenue Service. Without and EIN you will have to use your Social Security number to set up accounts, which puts you at risk for identity theft!

OPENING YOUR BUSINESS IN DANIA BEACH

1. **Location & Certificate of Use:** Prior to executing a lease or purchasing a property in the City, it is critical to ensure that the zoning is consistent with your business needs. Contact the City's Planning and Zoning Division to confirm your business is an allowed use at that location. You may do a preliminary check by using the Zoning and Future Land Use Maps posted at [Planning Zoning Division](#)
2. **Business Tax Receipt:**

City: Businesses must submit an application for a Dania Beach Business Tax Receipt (BTR) and pay the associated tax at the time of application submission. During the application process, the City's Building Department and Fire Safety Officer must inspect the proposed business site to approve and confirm that the premises comply with the City and State of Florida codes. The applicant should contact the City's Building Department to address any fire safety or building code issues that occur during the inspection process. Upon certification of code compliance, the BTR will be issued to the applicant. This BTR must be renewed annually by the applicant.

Broward County: Applicants can apply online at Broward County's Local Business Tax (formerly known as Occupational License) [Broward County: Local Business Taxes](#) or (954) 831-4000.

VACATION RENTAL & HOME BUSINESSES

1. **Vacation Rental:** Prior to executing a lease or purchasing a property in the City, it is critical to ensure that the zoning is consistent with your business needs. Contact the City's Planning and Zoning Division to file for Certificate of Use and Vacation Rental certificate approval. Consider inspections required. Business Tax Receipt is necessary.
2. **Businesses in Residential Zones:** Limited home business is permitted if you live in the residence in which the business is run. Regulations are established to assure that a business does not detract from the ambience of a residential neighborhood. Refer to [Sec. 105-80 Home Occupations](#)
 - Business is conducted only by persons residing on the premises
 - There is no external evidence of the business, including advertising or signage
 - No product or service shall be sold or offered for sale from the residential dwelling
 - The business may not occupy more than one-quarter (1/4) of the area of (1) floor of the principal structure and not occupy accessory or secondary building
 - No traffic shall be generated by the business other than by residents of the premises
 - No equipment shall be used in the home business which creates noise, vibration, glare, fumes, or odor which is detectable from the exterior of the dwelling

USEFUL RESOURCES

- Signage for Businesses: Permits are required for all signs. Signage in the City is highly regulated and the number of signs is determined by the number of roadways the site abuts. Specific information regarding signage can be found on [Municode: Dania Beach Code of Ordinances](#)
- Building Services Permitting Process: For assistance with obtaining a commercial permit or tracking a pending permit application, please contact the Building Department at (954) 924-6805 or [Building Division](#)
- Information on zoning, landscaping, parking, signs, setbacks, home-based businesses, or property use, please contact the Planning and Zoning Division at (954) 924-6800 ext. 3640 or [Planning Zoning Division](#)
- Information on business licenses in the City of Dania Beach, please contact the Finance Division at (954) 924-6800 ext. 3401 or [Dania Beach: Local Business Tax Receipt](#)

COMMERCIAL PROPERTY IMPROVEMENT GRANT



up to \$20,000 per grant

ELIGIBLE IMPROVEMENTS

- Façade Improvements
- Parking Lot Improvements
- Exterior Painting & Repair
- Impact Windows
- Landscaping
- Signage
- Awnings

Contact Economic Development Manager, Muriel Bryan at 954.924.6801 ext. 3667 | mbryan@daniabeachfl.gov

Properties "for sale" or listed on the MLS at the time of application are not eligible. 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.

DaniaBeachCRA.org



Estate Companies scores \$56M construction loan for Dania Beach mixed-use project

Motwani bought the land in 2017

February 12, 2021 04:35 PM

By [Jordan Pandy](#)



Dev Motwani (right) and The Estate Companies' Jeff Ardizon and Robert Suris with renderings of the project

UPDATED, Feb. 12, 4:55 p.m.: The Estate Companies secured financing for a new mixed-use project in Dania Beach.

The apartment developer closed on a \$55.5 million construction loan from Synovus for a new eight-story, Class-A mixed-use development, called Soleste Cityline, at 4 North Federal Highway. The development will consist of 340 luxury rental units and retail space, according to a press release.

Dev Motwani, president and CEO of real estate investment and development firm, Merrimac Ventures, bought the property in 2017 for \$5 million and is a partner in the project.

“I felt that Dania [Beach] was going to be a popular place,” Motwani said.

In September, Motwani and Merrimac Ventures brought on the Estate Companies as a development partner for the multifamily portion of the project, and later partnered with Miami-based Tricera Capital for the retail portion.

The apartments will include studios, one-, two- and three-bedroom units, ranging from 600 square feet to 1,200 square feet.

ADVERTISEMENT

Soleste Cityline will also feature amenities, including a pool deck, fitness center, outdoor grilling stations and a clubroom.

The retail space will span 12,800 square feet. There are no specific retail tenants at the moment, according to Motwani, but he expects neighborhood and service-oriented retail, as well as food and beverage.

The developers plan to break ground this quarter.

Last year Motwani bought a Fort Lauderdale development site for \$14 million, and may build residential, retail or possibly a hotel on the site.



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MINUTES OF VIRTUAL MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, FEBRUARY 9, 2021 – 5:30 P.M.

1. Call to Order/Roll Call

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

Present:

Chair:	Tamara James
Vice-Chair:	Marco A. Salvino, Sr.
Board Members:	Joyce L. Davis
	Lori Lewellen
	Lauren Odman
Executive Director:	K. Michael Chen
City Attorney:	Thomas Ansbro
CRA Secretary:	Thomas Schneider

2. Citizen Comments

There were no comments at this meeting.

3. Administrative Reports

3.1 Administrative Reports

Director Chen reviewed the information included in the agenda packet, consisting of an update on economic development, the monument signage program, Art in Community Grant Program (historical makers), Broward College community concert (to be re-scheduled), and the \$250,000 allocated to distribute to residents to relieve COVID impacts. He noted Broward County has declined to assist the CRA with this program and Miami Dade Affordable Housing Foundation is willing to help. The greatest need for residents now is household expenses rather than rent assistance. He addressed the qualifications to be used and the expenses to be covered under this program, and asked the Board for their input.

Board Member Odman questioned what determines how the money received is spent.

Director Chen noted there is not a proposal currently for determining how the money is spent, and he explained all of the qualifications that would be required.

Board Member Davis asked how this would be managed on a month-to-month basis.

Director Chen responded this had been part of the discussion with Miami Dade Affordable Housing Foundation and he addressed the next steps to be taken if the Board approves. The Board would have final approval of the program once it has been finalized.

Board Member Lewellen noted the foundation would need to be paid and asked if we know how much they have been paid in the past for administering such a program. She also questioned monitoring of how the money is spent because we want to make sure it is being spent the way it is supposed to be.

Director Chen said he understands the concern; we are trying to design this so it will not become an administrative nightmare. We could incorporate paid receipts into the program and we would require they prove they have a demonstrable decrease in household income.

Chair James noted it would not be possible to monitor how the money is spent; you cannot micromanage this. She felt this proposal is amazing compared to the program we first came up with.

Board Member Lewellen said she is concerned this would set a bad precedent. She asked if anyone has checked with utilities as to whether they are in arrears.

Director Chen noted that is one of the program requirements.

Board Member Lewellen said she is concerned about residents at the poverty level and this could be seen as additional income. She questioned the proof of loss of employment.

Director Chen explained how this would work.

Board Member Lewellen added she is concerned this would incentivize someone to not look for another job.

Director Chen felt the base benefit would not discourage someone from seeking employment.

Board Member Lewellen questioned using the money for food distributions instead of just giving people money. Her concern is accountability with taxpayers' money. She also questioned someone outside the CRA district applying for the program.

Director Chen noted residency would be verified.

Board Member Lewellen asked about the status of citywide Wi-Fi.

City Manager Garcia noted a status update would be given at the beginning of March; we have started research and possible partnerships.

Board Member Lewellen questioned item #7, and noted it is very broad; she is uncertain about this.

Director Chen responded our intent is to get money in the hands of people who need it the most. This condition can be clarified or removed.

Board Member Lewellen felt there would be a problem using taxpayer money for only the CRA district. People outside the district in need and not benefitting from this would be very upset.

Vice-Chair Salvino noted he has an issue with the program only being in the CRA district. He questioned how we would know whether someone is receiving unemployment or food stamps. He addressed current COVID stimulus relief. He agreed with having a food distribution program and issuing gift cards similar to food stamp cards where receipts are required. As it is set up now, not citywide and the lack of accountability, he does not see how this would work.

Board Member James addressed the initial discussion where the City would have a mirror program, which never occurred. Regardless of programs, there will be resources dedicated only for the CRA area; CRA budget funds can only be spent in the CRA area. This program was not intended to track expenses considering the small amount residents would receive. She noted she likes this program and it would be impossible to police people and every single expense. She does not have a problem with the \$400 per month stipend. Either we help people or we do not; we are on the CRA Board to serve the CRA portion.

Board Member Davis said she is about helping people; she wanted to give gift cards at Christmastime. It is about helping those in need, but she felt there is an issue with accountability. Due diligence can be done and copies of utility bills should be provided since we are using taxpayers' dollars. She agreed with the Vice-Chair's idea of providing cards where receipts of purchases would be required. We have to tighten up on the accountability and try to help people as much as possible.

Director Chen noted we can figure out a way to address all of the concerns expressed, except perhaps the issue of making it citywide. He addressed accountability requirements included in the program, and foundation administrative fees.

Board Member Lewellen addressed the mirror City program, utility bills, and food distributions. There is a lot that can be done with the \$250,000 rather than just handing it out. We need to look at the CRA Plan to make sure this would be covered. She felt Director Chen should get together with the Finance Director to have a conversation about these funds. She wants to help people, but we have to make sure this is not a free-for-all and administrative nightmare. She would rather see a food distribution program.

Chair James noted as is, there is not support for this program. With fine tuning and input from the Board, she asked if this is something Director Chen should explore.

The Board consensus was to have Director Chen explore this program further.

Board Member Salvino suggested the Board's ideas be submitted to Director Chen to use as a basis to work from.

Chair James felt the Board should have individual meetings with Director Chen to address all of their concerns.

Director Chen noted he will reach out to find individual dates and times for discussion.

Director Chen reviewed the updated memo regarding the CRA Mission Statement included in the agenda packet. There will be a CRA workshop on the Mission Statement on February 25th from 10:00 a.m. to 1:00 p.m.

Director Chen provided an update on the Mission-to-Market program.

4. Presentations

There were no presentations at this meeting.

5. Consent Agenda

- 5.1 Minutes:
Approve Minutes of January 12, 2021 CRA Board Virtual Meeting
- 5.2 Travel Requests: None
- 5.3 Approve Memorandum of Understanding with Alliance of Entrepreneur Resource Organizations (AERO)

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

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

- 7.1 Request for a 90-day extension to the CRA - Trion Agreement to enable the fully executed construction contract for commencement of the Trion at Dania Beach (Soleste Cityline) project - Executive Director Chen

Director Chen reviewed the information included in the agenda packet and explained Trion was not able to meet the October 2020 deadline due to the COVID impact. They are requesting an extension until April 30, 2021.

Board Member Lewellen motioned to approve the 90-day extension for the Trion project; seconded by Vice-Chair Salvino. The motion carried unanimously.

7.2 Job Fair - Vice-Chair Salvino

Vice-Chair Salvino noted he had been talking to Dr. Cheryl White, who has done a lot of wonderful things. He explained the second-chance job fair and asked Director Chen to work with Dr. White on this program, with approval of the Board.

Dr. White addressed the Board and noted she hopes she can meet with Director Chen. She noted behind every criminal offender there is a family, and no one else in the state is doing this kind of program.

Director Chen noted he looks forward to meeting with Dr. White as he is very interested in this program.

The Board consensus was for Director Chen to work with Dr. White and bring something back to the Board.

8. Board Member Comments

There were no comments at this meeting.

9. Information Items

There were no items on this agenda.

10. Adjournment

Chair James adjourned the meeting at 6:45 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

TAMARA JAMES
CHAIR – CRA

MINUTES OF VIRTUAL WORKSHOP
UPDATE OF CRA MISSION STATEMENT, VISION STATEMENT, AND
STATEMENT OF VALUES
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
THURSDAY, FEBRUARY 25, 2021 – 10:00 A.M.

1. Call to Order/Roll Call

Chair James called the meeting to order at 10:00 a.m.

Present:

Chair:	Tamara James
Board Members:	Joyce L. Davis
	Lori Lewellen
	Lauren Odman
Executive Director:	K. Michael Chen
City Attorney:	Thomas Ansbro
CRA Secretary:	Thomas Schneider

Absent:

Vice-Chair:	Marco A. Salvino, Sr.
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2. Items for Discussion

2.1 Update of the CRA Mission Statement, Vision Statement, and Statement of Values

Director Chen noted we are here to discuss and update the Mission Statement, Vision Statement, and Statement of Values. The current Mission Statement is seven years old and we are looking to update it to our objectives and activities today. He addressed the draft Mission Statement provided to the Board and introduced Michael Anderson, Managing Director of Abstract HR.

Mr. Anderson noted the goal was to talk about the process taken to create the draft Mission and Vision Statements and he gave a PowerPoint presentation which is attached to and incorporated into these minutes. The draft Mission Statement reads:

“To provide the expertise and resources needed to implement inclusive strategies that enhance financial security; expand opportunities for business; stimulate investment; foster revitalization; and improve the quality of life for our diverse stakeholders.”

Board Member Davis felt this was well thought out and covers all of the bases, and commended Mr. Anderson. She approved of the draft statement.

Chair James asked if property acquisition and COVID relief funds would be captured in the Mission Statement so that we do not run into roadblocks.

Director Chen gave background on the thought process; there are several aspects of the Mission Statement that covers property acquisition and business stimulation. He addressed the point of the Mission Statement and said somewhere along later in the year, there will be the exercise of re-doing the CRA Plan, which is where we will discuss specific activities.

Chair James noted she is fine with the draft Mission Statement.

Mr. Anderson noted property acquisition was definitely in mind in crafting the Mission Statement. The CRA activities are folded into the statement.

Board Member Lewellen felt the statement is comprehensive and inclusive, and questioned if it needs to say something about investing or investment in the community, people and places.

Mr. Anderson noted he was capturing this and they would take a hard look at it to be sure this consideration is appropriately addressed.

Director Chen added each of these statements stand alone, but are clearly meant to interact with each other.

Mr. Anderson continued with the presentation regarding the Vision Statement. The draft Vision Statement reads:

“To be a sustainable city of the future with expanded economic opportunities for our stakeholders.”

Chair James questioned if stakeholders would include people who are actually living in the area or community.

Mr. Anderson noted the people living within the CRA boundaries would be the primary stakeholders, but he understands the typical meaning of the word; as public servants we are trying to please the people who live here.

Director Chen added staff actually discussed Chair James’ point; he felt we should explore alternatives for current residents and businesses within our community.

Chair James agreed to this change in language.

Board Member Lewellen suggested leaving stakeholders in the statement, but just define it.

Director Chen agreed; to define stakeholders as current and future residents and businesses in our community.

Board Member Davis felt this needs to match with the Mission Statement, but the Vision Statement should be short and succinct.

After discussion, Mr. Anderson adjusted the Mission Statement at the end to include "...and improve the quality of life for our diverse community".

Chair Lewellen felt the investment portion should include "into the community".

Director Chen suggested it could be at the beginning of the Mission Statement.

After discussion, the language was changed to read "To provide the expertise and strategic investment and partner collaborations needed to implement inclusive strategies that enhance financial security; ..."

Discussion ensued regarding the language.

Board Member Odman felt the original statement captured what was necessary.

Board Member Davis thought eliminating slum and blight should be reflected in the statement and questioned where it fits in.

Chair James felt "and resources" should be deleted.

Director Chen addressed Board Member Davis' comment about slum and blight and felt Chair James' explained it well.

After further discussion, the Mission Statement was changed to read "To provide the expertise and strategic investments needed to implement inclusive strategies that enhance financial security; expand opportunities for business; stimulate private investment; foster revitalization; and improve the quality of life for our diverse community."

The Board agreed to the revised Mission Statement.

Director Chen noted he would like to take the final work product from today's discussion and present it at the next CRA Board meeting.

The Board agreed to the revised Vision Statement to read: "To be a sustainable city of the future with expanded economic opportunities for our stakeholders."

Mr. Anderson proceeded with the draft Our Values.

- *We provide the best quality of service for our stakeholders*
- *We conduct our business with the highest ethical standards*
- *We commit to preserving the unique quality of life within Dania Beach*
- *Our activities will contribute to the positive image of Dania Beach*
- *We embrace innovation*

Discussion ensued regarding Our Values.

The bullet “We embrace innovation” was changed to read “We embrace innovation and diversity”.

A bullet was added to read, “We encourage sustainable solutions”.

Chair James questioned if economics was included in the Mission Statement.

Director Chen noted it was intended in the use of the phrase “to provide expertise ...” in the Mission Statement.

Further discussion ensued on the Values, in particular, “We commit to preserving the unique quality of life within Dania Beach”.

The bullet was changed to read “We commit to improving the unique quality of life within Dania Beach”.

Mr. Anderson felt the change in wording was very good.

Director Chen noted this change makes Our Values more timeless.

Discussion ensued regarding adding a bullet to Our Values regarding committing to following sound financial recommendations.

A bullet was added to read, “We commit to exercising sound economic judgement”.

Mr. Anderson reviewed the revised Mission Statement, Vision Statement, and Our Values.

The Board consensus was to move forward with the revised Statements and Values.

Director Chen noted he would like to include the final work product in the upcoming CRA Board meeting and get the Board’s approval to move forward with it. He thanked the Board for their participation.

Mr. Anderson thanked the Board for the opportunity to participate in this exercise with them.

3. Adjournment

Chair James adjourned the meeting at 11:24 a.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

TAMARA JAMES
CHAIR – CRA

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION ACCEPTING A GRANT AWARD IN THE AMOUNT OF EIGHTEEN THOUSAND FIVE HUNDRED DOLLARS (\$18,500.00) FROM THE URBAN HEALTH PARTNERSHIP INC. TO PROVIDE TECHNICAL ASSISTANCE AND MARKET GARDEN EXPERTISE TO HELP EXPAND THE PATCH MOBILE MARKET PROGRAM EFFORTS

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

Exhibits Attached

KW Final Memo Urban Health Partnership Inc. Grant to Dania Beach PATCH 3-9-2021, R-2021-CRA- Urban Health Partnership Grant Award to Expand the PATCH Mobile Market Program

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair and Board of Directors

From: Michael Chen, Executive Director

Date: March 9, 2021

Re: **Urban Health Partnerships Inc. Grant to Dania Beach PATCH Mobile Market**

Background

Urban Health Partnerships, Inc (UHP) is a non-profit organization founded in 2011. Its mission is to “invest in our communities by co-designing sustainable change and promoting equity and wellbeing across the lifespan”. UHP focuses on promoting health and equity through policy, systems, and built and social environment (PSE) change through community-driven approaches. They bring a unique lens to place-based and community initiatives. UHPs multidisciplinary team is able to integrate multiple perspectives in public and mental health, engineering and transportation, community development, and equity to implement change.

UHP has been a collaborator with the Dania Beach PATCH and the Dania Beach CRA through various initiatives, including Food For All Broward, and dating back to 2015’s Healthy Community Zones, a Centers for Disease Control and Prevention collective impact grant managed by the Broward Regional Health Planning Council and supported through various organizations.

In December 2020, Urban Health Partnerships Inc. offered the CRA a non-matching grant in the amount of \$18,500. This grant is a Community Foundation of Broward Approved Grant through UHP for planning and development of a South Broward Community Health Hub (SB-CHH). The Grant is valid for one year and is being disbursed through UHP which is organizing a collaborative project with various agencies.

This funding will support and expand the work being done by the CRA through the USDA grant for the Farmers Market Promotion Program, (FMPP) PATCH Mobile Markets. It enhances the FMPP’s objective of bringing local, fresh produce to underserved, low-income communities in Broward County.

Through the UHP grant, the PATCH will receive \$13,500 for consulting and technical assistance. Our PATCH consultants will conduct some of the training at the PATCH.

The PATCH will also receive an amount of \$5,000 to implement 10 mobile markets in collaboration with Community Enhancement Collaboration Inc., a food pantry in Hollywood. This will provide much needed exposure to the PATCH and expand its reach and revenue generating capacity.

The CRA supports this project and desires to receive grant funding to provide for expenses such as consulting and technical services, and mobile market operations.

Fiscal Impact

There is no fiscal impact as this grant does not require a match.

Recommendation

Authorize acceptance of a grant in the amount of Eighteen Thousand, Five Hundred Dollars (\$18,500.00) from the Urban Health Partnerships, Inc for the PATCH Mobile Market Program.

Attachments

Resolution

Project Agreement outlining details of the Grant.

RESOLUTION NO. 2021-CRA-001

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, ACCEPTING A GRANT AWARD IN THE AMOUNT OF EIGHTEEN THOUSAND FIVE HUNDRED DOLLARS (\$18,500.00) FROM THE URBAN HEALTH PARTNERSHIP INC. TO PROVIDE TECHNICAL ASSISTANCE AND MARKET GARDEN EXPERTISE TO HELP EXPAND THE PATCH MOBILE MARKET PROGRAM EFFORTS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Urban Health Partnerships, Inc. (“UHP”) a non-profit organization founded in 2011 the mission of which is to “invest in our communities by co-designing sustainable change and promoting equity and wellbeing across the lifespan”, focuses on promoting health and equity through policy, systems, and building of social environment (“PSE”) change through community-driven approaches, and brings a unique lens to place-based and community initiatives as its multidisciplinary team is able to integrate multiple perspectives in public and mental health, engineering and transportation, community development, and equity to implement change; and

WHEREAS, UHP is the coordinating agency for the Food for All Broward (“FFAB”) Initiative funded by the Health Foundation of South Florida, and the new South Broward Community Health Hub (“SB-CHH”) Collaboration, funded by the Community Foundation of Broward; both programs are dedicated to providing technical assistance and support for partners, leaders and municipalities in co-designing sustainable and equitable food access PSE solutions to food insecurities throughout Southeast Florida that will help expand access to healthy foods for residents of all ages, abilities, cultural and economic backgrounds; and

WHEREAS, at the November 14, 2017 CRA Board meeting, the Board adopted Resolution No. 2017-CRA-008 accepting a grant in the amount of Two Hundred Forty-Eight Thousand Eight Hundred Seventy-One Dollars and Ninety Cents (\$248,871.90) from the United States Department of Agriculture-Agricultural Marketing Services (“USDA-AMS”) for the PATCH Farmers Market Promotion Program which includes the PATCH Mobile Market Program; and

WHEREAS, UHP has been a collaborator of the Dania Beach PATCH and the City of Dania Beach through various initiatives, including FFAB, and dating back to 2015’s Healthy Community Zones, a Centers for Disease Control and Prevention collective impact grant managed

by the Broward Regional Health Planning Council and supported through various organizations; and

WHEREAS, these and other related collective impact efforts and collaborations over the years have led to additional opportunities to partner, develop joint approaches, and the implementation of policy and systems changes to improve the food access, health and wellbeing of communities throughout Broward County; and

WHEREAS, UHP and FFAB continue to build policy and systems change efforts, engage and convene over 200 community, organizational, and municipal food access leaders and champions since 2018, and secure funding for these collaborations with its latest contribution being the SBCHH Collaboration, of which Eighteen Thousand Five Hundred Dollars (\$18,500.00) have been earmarked for the City of Dania Beach Community Redevelopment Agency (CRA) for the purposes of working with the Dania Beach PATCH to provide technical assistance and market garden expertise and help expand the PATCH Mobile Market efforts; and

WHEREAS, on December 30, 2020 UHP awarded the CRA a non-matching grant in the amount of Eighteen Thousand Five Hundred Dollars (\$18,500.00) for a one-year grant period from November 2020 to December 2021; and

WHEREAS, the CRA supports this project and desires to receive grant funding to provide for urban gardening expertise and training, capacity-building and promotion and marketing support for SB-CHH expenses such as outreach and training, community workshops, expansion of PATCH mobile markets and consulting services as described in the Project Agreement a copy of which is attached as Exhibit “A” and made a part of and incorporated into this Resolution by this reference;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing “Whereas” clauses are ratified and confirmed as being true and correct, and they are made a part of and incorporated into this Resolution by this reference.

Section 2. That the CRA Board accepts the award from the Urban Health Partnerships, Inc in the amount of Eighteen Thousand Five Hundred Dollars (\$18,500.00), to be used for training and the Mobile Market Program and authorizes the CRA Executive Director to execute the necessary agreements and documents.

Section 3. That the CRA Executive Director and CRA Attorney are authorized to make minor revisions to all related documents as are deemed necessary and proper for the best interests of the CRA.

Section 4. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 5. That this Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on March 9, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
CRA CLERK

TAMARA JAMES
BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CRA ATTORNEY

AGREEMENT

Between The City of Dania Beach Community Redevelopment Agency and Urban Health Partnerships, Inc. for the Advancement of the Urban Gardens Initiative

THIS AGREEMENT is entered into by and between the City of Dania Beach Community Redevelopment Agency (“CRA”) and Urban Health Partnerships, Incorporated (“UHP”). This Agreement shall begin on March 1, 2021 and shall expire on December 31, 2021 (i.e., for the duration of 10 months) unless renewed thereafter by mutual consent of the Parties hereto.

Purpose: The CRA has owned and operated since the fall of 2012 the Dania Beach Market Garden (the “Market”) to advance an Urban Gardens Collaborative to increase access to healthy foods in areas experiencing inadequate nutrition, garden space and urban blight. UHP’ Food Access, Security, and Justice initiative in collaboration with the Community Foundation of Broward (CFB); i.e., the South Broward Community Health Hub Incubator Project (SBCHH) is working towards the same or substantially similar purposes. The CRA and UHP are now committed to working together to advance the purposes of the Market and the Garden, as well as the SB-CHH, and the purpose of this agreement is to outline the responsibilities for the collaboration between the CRA and UHP under the CFB’s SBCHH.

Responsibilities:

UHP agrees to:

- Set up and provide the structure for the CRA and the PATCH to provide business and market garden planning and urban gardening expertise and training, capacity-building and promotion and marketing support for SB-CHH collaborators throughout the duration of this project based on the following deliverables:

Phase	Contractor Goals by Phase
Planning & Preparation + Mini-Grants	1. Developing contracting and mini-grant strategy and plan. 2. Mini-Grant support
Onboarding	1. Finalizing Agreement between the City of Dania Beach CRA/PATCH and UHP 2. Update and finalize contractor goals/activities and deliverables 3. Planning and implementation for Kickoff Meeting 4. Mini-Grant support 5. SBCHH Planning support (for CL and partner capacity building)
Assessment and Set Up	1. Leader focus group support and participation 2. Plan, review existing examples, co-design and launch project baseline assessment(s). 3. Plan, implement, and facilitate partner/community focus group(s). 4. Mini-Grant support (round 1 implementation and round 2 application) 5. SBCHH facilitation support (for co-design and capacity building)

Visioning & Connecting + Mini-Grants	1. Introduction to Business Plan 2. Identify PSE change opportunities 3. Support SB-CHH partners through mini-grant application and planning. 4. Support local and regional outreach 5. SBCHH facilitation support (for co-design and capacity building)
Re-Assessment and Action	1. Support CAP development integrating considerations from the business plan. 2. Assist with the identification of assessment gaps, reviewing of existing examples, co-designing, and launching updated project assessment(s). 3. Support strengthening partnerships and collaborations, including the development of MOUs (or similar) 4. SBCHH facilitation support (for co-design and capacity building)
Implementation with Intention	1. Build community-group participation, integration and leadership. 2. Identify stakeholder/partner/collaborator leaders to support continuity of the implementation and sustainability efforts. 3. Complete 8-Step and Business Plan process and develop community-based action plan to be reviewed and finalized for this collaboration.
Sustainability	1. Finalize CAP and Business Plan. 2. Apply for grants. 3. Final monitoring and evaluation for final reporting. 4. Final grant reporting.

- Provide opportunities for collaborative input and to work cooperatively with the CRA and its residents to ensure the successful implementation of the Mobile Market within its respective municipality/agency's jurisdiction and throughout South Florida.
- Respect the intellectual property of the CRA and the Market including work materials, logos, etc. These items shall only be used in the following efforts:
 - Email communications regarding the SBCHH
 - Flyers and promotional materials related to the SBCHH, the Garden or both or Market activities related to the SBCHH collaborations
 - The distribution of materials provided by the CRA, the PATCH or both.
- Any additional usage of CRA and Market intellectual property not outlined above must go through a request directly to the CRA to receive approval before use.
- Assist with marketing the PATCH Mobile Markets and Market Garden, its programs, initiatives and produce.
- Coordinate efforts of the mini-grant Fresh Success Mobile Market collaboration between the Dania Beach PATCH Mobile Markets and Community Enhancement Collaboration.

The CRA agrees to:

- Technical Assistance and Project Development and Implementation:
 - Provide a total of 270 hours of business and market garden planning and urban gardening expertise and training, capacity-building and promotion and marketing support for SB-CHH collaborators throughout the duration of this project based on the project's scope of work. The scope of work is described in Attachment A.

- Maintain the Urban Garden Collaborative website which will feature the Mobile Markets, Garden and the programs associated with it (i.e., SB-CHH and the Fresh Success Collaboration).
- Market the Urban Garden Collaborative including its programs, initiatives and produce.
- Assist with ongoing marketing and promotion of the Mobile Market and the Garden.
- Allow the use of the CRA and Market intellectual property including materials and logos.
- Provide coordination assistance in getting produce to market
- Utilize existing grant funding resources to assist with the operations of the Mobile Market.
- Submit reports as follows:

- **March 1 – April 30, 2021: Submit by May 15, 2021**
- **May 1 – October 31, 2021: Submit by September 15, 2021**
- **September 1 – November 31, 2021: Submit by December 15, 2021**

- **Mobile Markets:**

- Host 10 Mobile Markets over the period March 2021 to May 2021 through the Fresh Success Mobile Market (“Fresh Success”) collaboration with the SB-CHH partner, Community Enhancement Collaboration, Inc. This shall include initial planning, coordination and Fresh Success Mobile Market Scheduling.
- Assist with ongoing marketing and promotion of the Mobile Market and the Garden as they relate to the Fresh Success Market Collaboration (i.e., mini-grant)
- Allow the use of the CRA and Market intellectual property including materials and logos.
- Provide coordination assistance in getting produce to market.
- Utilize existing grant funding resources to assist with the operations of the Mobile Market as they relate to the Fresh Success Market Collaboration (i.e., mini-grant).
- Mini-Grant Timeline:

- **March 15, 2021 – Deadline to participate in planning check in with UHP**
- **April 15, 2021 – Deadline to participate in progress check in with UHP**
- **May 1, 2021 – Final Report due (please send to arely@urbanhp.org)**

Revenues

This agreement includes an amount of \$18,500 awarded to the CRA for participating in the Community Foundation of Broward South Broward Community Health Hub (i.e., \$13,500 for expertise, TA and project support and \$5,000 for Mobile Market implementation) and administered by UHP. Additionally, sales proceeds from the CRA’s Mobile Market resulting therefrom, shall be maintained in a Special Revenue Fund bank account established by the CRA and utilized solely to continue to operate, maintain and develop the Market and the CRA’s expenses related thereto. Upon the termination or expiration of this MOA, such funds shall be and remain the property of the CRA.

The CRA will perform the tasks and services as described for at an hourly rate of \$50 for the 270 hours (i.e., \$13,500), plus expenses related to the implementation of mobile markets, printing, etc., for a per market fee of \$500 per market, for a total of 10 (i.e., \$5,000). The total max budget

for the above, including expenses, cannot exceed \$18,500. No additional funds will be made available for these tasks. The CRA can submit invoices quarterly via email to UHP based on the following schedule and will receive payment within 30 days of receipt of invoice.

- **March 1 – April 30, 2021: Invoice by May 15, 2021**
- **May 1 – October 31, 2021: Invoice by September 15, 2021**
- **September 1 – November 30, 2021: Invoice by December 15, 2021**
- **January 5, 2022: Submit Final Invoice**

Termination

The obligation to provide further services under this Agreement may be terminated by either party upon fourteen days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, or upon thirty days' written notice for the convenience of the terminating party. In the event of any termination, the CRA shall be paid for all services rendered and expenses incurred to the effective date of termination. If the Contractor's compensation is a fixed fee, the amount payable for services will be a proportional amount of the total fee based on the ratio of the amount of the services performed, as reasonably determined by UHP, to the total amount of services which were to have been performed.

All terms of this Agreement are fully understood and accepted by the CRA. Any modifications, amendments or extensions to this Agreement must be made in writing and duly executed by all Parties hereto. This Agreement shall be construed in accordance with and governed by Florida law, and any action between the Parties to enforce, interpret or otherwise related hereto shall be brought exclusively in the courts of Broward County, Florida.

ATTEST:

**Dania Beach Community Redevelopment
Agency, a public body corporate and politic**

THOMAS SCHNEIDER, CMC
CRA CLERK

TAMARA JAMES
CRA BOARD CHAIR

APPROVED FOR LEGAL FORM AND
CORRECTNESS:

THOMAS J. ANSBRO
CRA ATTORNEY

MICHAEL CHEN
CRA EXECUTIVE DIRECTOR

DATE: _____

WITNESSES

Urban Health Partnership, Inc. (a Florida not for profit corporation)

SIGNATURE

SIGNATURE

PRINT Name

PRINT Name

SIGNATURE

Title

PRINT Name

Date

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or by ☐ online notarization, on _____, 2021, by _____ of Urban Health Partnerships, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

Notary Public, State of Florida

My Commission Expires:

PRINT Name

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Consent Agenda

Continued from:

Requested Action (Identify appropriate Action or Motion)

ADOPT RESOLUTION AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING (“MOU”) BETWEEN THE CRA AND THE NATIONAL DEVELOPMENT COUNCIL (NDC) TO WORK COLLABORATIVELY TO PLAN AND IMPLEMENT PROJECTS, PROGRAMS, AND SERVICES TO MEET MUTUAL GOALS

Purchasing Requests ONLY

Dept:	Acct #:	Amt:
Fund:		

Fiscal Impact/Cost Summary

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Exhibits Attached

R-2021-CRA- National Development Council (NDC) MOU for Planning and Implementing Projects, Programs, and Services, Dania Beach NDC-MOU 2021

RESOLUTION NO. 2021-CRA-002

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING (“MOU”) BETWEEN THE CRA AND THE NATIONAL DEVELOPMENT COUNCIL (NDC) TO WORK COLLABORATIVELY TO PLAN AND IMPLEMENT PROJECTS, PROGRAMS, AND SERVICES TO MEET MUTUAL GOALS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, NDC and CRA (the “Parties”) have conferred and carefully assessed their mutual capabilities and interests and have concluded that it is desirable to enter into an MOU; and

WHEREAS, the mission of the NDC is to bring economic opportunity to low income communities through investments in jobs, homes, and community infrastructure; and

WHEREAS, the mission of the CRA is to provide the expertise and strategic investments needed to implement inclusive strategies that enhance financial security; expand opportunities for business; stimulate private investment; foster revitalization; and improve the quality of life for our diverse community; and

WHEREAS, the parties have determined that an MOU will enable them to complement their capabilities to further the goals of the MOU that are of benefit to both parties, as well as to the community at large; and

WHEREAS, the parties are joined by a common mission to assist small, minority, and female owned companies in gaining access to capital, assist in the creation of stable and sustainable business enterprises, and to engage in other mutually agreed upon economic development, housing, and community building activities in Dania Beach, Florida; and

WHEREAS, the parties seeks to support and enhance small business service networks (ecosystems) to provide counseling, training, and other technical support for entrepreneurs of start-up and small businesses, small, minority and female owned businesses, and business owners; increase the availability of loan capital for minority and female owned business owners; and support local community development efforts through the strategic and collaborative deployment of NDC and CRA services and resources;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:

Section 1. That the foregoing “Whereas” clauses are ratified and confirmed to be true and correct and they are made a part of and are incorporated into this Resolution by reference.

Section 2. That the CRA Board authorizes execution by CRA officials of a Memorandum of Understanding between the CRA and NDC to work collaboratively to plan and implement projects, programs, and services to meet mutual goals, a copy of the MOU is attached as Exhibit “A” and is made part of and incorporated into this Resolution by this reference; provided, however that no agreement will be effective unless and until it has been executed by all parties.

Section 3. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 4. That this Resolution shall be in force and take effect immediately upon its passage and adoption.

PASSED and ADOPTED on March 9, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
BOARD SECRETARY

TAMARA JAMES
BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CRA ATTORNEY



**NATIONAL DEVELOPMENT COUNCIL
MULTICULTURAL INVESTMENT PROGRAM**

MEMORANDUM OF UNDERSTANDING

Between

**THE NATIONAL DEVELOPMENT COUNCIL (NDC)
and
THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)**

This Memorandum of Understanding (MOU) sets forth the terms and understanding between the National Development Council (NDC) and the Dania Beach Community Redevelopment Agency to implement the Multicultural Community Impact (MCI) initiative. The purpose of the MCI is to assist minority and female owned companies in gaining access to capital, assist in the creation stable and sustainable business enterprises, and to engage in other mutually agreed upon economic development, housing, and community building activities in Dania Beach, Florida. This agreement is effective _____, 2021.

Organization Missions:

NDC's mission is to bring economic opportunity to low income communities through investment in jobs, homes and community infrastructure. Our success in identifying and strengthening minority small businesses and realizing those business's potential to benefit their community and inspire generations of entrepreneurs, depends on effective partnerships with local organizations.

CRA's mission is to provide the expertise and strategic investments needed to implement inclusive strategies that enhance financial security; expand opportunities for business; stimulate private investment; foster revitalization; and improve the quality of life for our diverse community.



Goals:

1. Support and enhance small business service networks (ecosystems) to provide counseling, training, and other technical support for entrepreneurs, start-up and small businesses, minority and female owned businesses, and business owners.
2. Increase the availability of loan capital for minority and female owned business owners.
3. Support local community development efforts through the strategic and collaborative deployment of NDC and CRA services and resources.

Under the terms of this MOU, the CRA agrees to work collaboratively with NDC and other MCI partners to plan and implement projects, programs, and services to meet the above stated goals.

CRA agrees to:

1. Assist in joint marketing and outreach efforts to identify and engage start-up and small businesses, including minority and female owned businesses, in Dania Beach, Florida and the South Florida Region through the development of joint CRA/NDC small business training initiatives.
2. Collaborate with NDC on housing and community development initiatives in Dania Beach.
3. Participate in small business networking and other events sponsored by NDC and other MCI partners, as deemed appropriate by the CRA.
4. Participate in program update meetings and calls with NDC and other MCI partners, as deemed appropriate by CRA.

NDC agrees to:

1. Provide NDC small business loan resources to minority and female owned businesses referred by the CRA.
2. Provide NDC small business training for Dania Beach and South Florida businesses in collaboration with the CRA.
3. Participate in CRA small business networking events, conferences and expos.
4. Participate in joint capital raising campaigns to support economic development activities in Dania Beach.

**Duration**

This MOU is at-will and may be modified by mutual consent of authorized officials from the CRA and NDC. This MOU shall become effective upon signature by the authorized officials from the CRA and NDC's authorized representative and will remain in effect until modified or terminated by any one of the partners by mutual consent. In the absence of mutual agreement by the authorized officials from NDC and CRA, this MOU shall end on February 28, 2022.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first written above.

National Development Council

Name: Daniel Marsh III
Title: President
Address: 1111 Superior Avenue East, Suite 1114
Cleveland, OH 44114
Telephone: (561) 537-0933
E-mail: jgray@ndconline.org

_____ Date: _____
(signature)

Dania Beach Community Redevelopment Agency

Name: K. Michael Chen
Title: Executive Director
Address: 100 W Dania Beach Boulevard
Dania Beach, FL 33004
Telephone: (954) 256-9393
E-mail: MChen@DaniaBeachFL.gov

_____ Date: _____
(signature)



MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair and Board of Directors

From: Michael Chen, Executive Director

Date: March 9, 2021

Re: Resident COVID 19 Assistance Program

Background

For FY2021, the CRA was allocated \$250,000.00 to create and implement a COVID 19 Assistance Program for the residents of the CRA.

In the Administrative Report at the February 9, 2021 CRA Meeting staff advised the Board that after contacting several prospective agencies, we were only able to find one agency willing to administrate a program of this nature due to the manpower required. The Miami-Dade Affordable Housing Foundation, Inc., a HUD Certified Agency, has managed similar programs in the past and are enthusiastic about working with the CRA for this program.

Staff proposed a structure for a COVID Impact Program for discussion and direction. In that discussion, there seemed to be general interest, but Board Members identified several areas of concern about the proposed structure. Staff was directed to follow up with each Board Member to determine if there are additional concerns. From the meeting discussion and the follow up with each Board Member, the following concerns were identified:

- COVID has impacted households across the City. Creating a program like the one proposed, with benefits only in the CRA will cause conflicts.
- The fiscal integrity of the proposed structure was questioned. More definition is needed, but there is question if sufficient fiscal oversight can be achieved.
- It would be desirable to continue seeking another agency to work with for comparison, particularly a local (Broward) agency.
- Based on the proposed structure, how may households would be served?
- Based on the proposed structure, what would be the administration costs?

Update

The proposed program structure has been revised with more definition to improve our ability for fiscal responsibility. The updated version is attached for further discussion.

The Miami-Dade Affordable Housing Foundation, Inc., has proposed an administration fee of \$259,00 for each approved household benefit. This covers all costs for each award, from the initial due diligence to the monthly verification of each month's ongoing qualification. There is no fee for the due diligence for an application that fails to qualify.

We have been able to find another potential agency to administrate the program if approved. I have initiated a discussion of the current program structure with Anne Castro, Executive Director of the Dania Beach Housing Authority. She expressed an interest in our program but needs to check her staff capacity and approval from her Board. Hopefully, I will be able to provide an update of the Housing Authority's interest at our CRA Meeting.

I ran a funding analysis of our currently proposed program structure. The analysis uses the household size demographics and below poverty level households of Dania Beach citywide. The source of the demographic data is: 2021 Pop-Facts® | Households Copyright © 2021 by Environics Analytics (EA). Source: ©Claritas, LLC 2021.

If applications for the program follow the citywide profile of household sizes the program will generate 125 awards, serving 11.6% of all families below the poverty level in the City. Since all families below the poverty level in the City do not live in the CRA, this would serve a substantially higher percentage of CRA families. The total administration fee would be \$31,163 (12.5% of the total fund) and the total disbursement to the households would be \$218,936 (87.5% of the total fund).

The findings of the Funding Analysis are attached for your review.

Demographic Snapshot | Households & Affluence 2021

Dania Beach Community Redevelopment Agency

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ENVIRONICS
ANALYTICS



Households	Count	%
2026 Projection	14,948	5.27%
2021 Estimate	14,200	11.41%
2010 Census	12,746	6.85%
2000 Census	11,929	
Family Households	8,071	56.84%
Non-Family Households	6,129	43.16%
Households by Income	14,200	
Income < \$15,000	1,843	12.98%
Income \$15,000 - \$24,999	1,363	9.60%
Income \$25,000 - \$34,999	1,417	9.98%
Income \$35,000 - \$49,999	2,041	14.37%
Income \$50,000 - \$74,999	2,619	18.44%
Income \$75,000 - \$99,999	1,696	11.94%
Income \$100,000 - \$124,999	1,136	8.00%
Income \$125,000 - \$149,999	638	4.49%
Income \$150,000 - \$199,999	657	4.63%
Income \$200,000 - \$249,999	340	2.39%
Income \$250,000 - \$499,999	325	2.29%
Income \$500,000+	125	0.88%
Average / Median Household Income	\$75,331	\$53,598
2021 Families at or Above Poverty	6,997	86.69%
2021 Families Below Poverty	1,074	13.31%
Households by Household Size	14,200	
1-Person Household	4,518	31.82%
2-Person Household	4,794	33.76%
3-Person Household	2,279	16.05%
4-Person Household	1,462	10.30%
5-Person Household	671	4.73%
6-Person Household	299	2.11%
7-or-more-person	177	1.25%
Average Household Size	2.35	
Occupied Housing Units by Tenure	14,200	
Housing Units, Owner-Occupied	7,955	56.02%
Owner Occ. HUs: Avg. Length of Residence	14.7	
Housing Units, Renter-Occupied	6,245	43.98%
2021 Renter Occ. HUs: Avg. Length of Residence	5.9	

Demographic Snapshot | Households & Affluance 2021

Dania Beach Community Redevelopment Agency

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ENVIRONICS
ANALYTICS



Housing Units by Year Structure Built	16,926	
1 Unit (Attached / Detached)	7,007	41.40%
2 Units	1,480	8.74%
3 to 4 Units	1,181	6.98%
5 to 19 Units	1,964	11.60%
20 to 49 Units	2,280	13.47%
50 or More Units	878	5.19%
Mobile Home or Trailer	2,123	12.54%
Boat, RV, Van, etc.	13	0.08%
Housing Units by Year Structure Built	16,926	
Built 2014 or Later	1,372	8.11%
Built 2010 to 2013	270	1.60%
Built 2000 to 2009	1,641	9.70%
Built 1990 to 1999	1,719	10.16%
Built 1980 to 1989	2,530	14.95%
Built 1970 to 1979	4,704	27.79%
Built 1960 to 1969	1,997	11.80%
Built 1950 to 1959	2,157	12.74%
Built 1940 to 1949	341	2.01%
Built 1939 or Earlier	195	1.15%
Median Year Structure Built	1978	
Owner-Occupied Housing Units by Value	7,955	
Value Less Than \$20,000	170	2.14%
Value \$20,000 - \$39,999	44	0.55%
Value \$40,000 - \$59,999	44	0.55%
Value \$60,000 - \$79,999	113	1.42%
Value \$80,000 - \$99,999	194	2.44%
Value \$100,000 - \$149,999	857	10.77%
Value \$150,000 - \$199,999	1,190	14.96%
Value \$200,000 - \$299,999	1,824	22.93%
Value \$300,000 - \$399,999	1,400	17.60%
Value \$400,000 - \$499,999	934	11.74%
Value \$500,000 - \$749,999	675	8.49%
Value \$750,000 - \$999,999	249	3.13%
Value \$1,000,000 - \$1,499,999	154	1.94%
Value \$1,500,000 - \$1,999,999	48	0.60%
Value \$2,000,000 or more	59	0.74%
Median All Owner-Occupied Housing Value	\$271,972	

Demographic Snapshot | Education & Employment 2021

Dania Beach Community Redevelopment Agency



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

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ENVIRONICS
ANALYTICS

Pop Age 25+ by Edu. Attainment	Count	%
Less than 9th Grade	892	3.63%
Some High School, No Diploma	1,730	7.05%
High School Graduate (or GED)	7,754	31.58%
Some College, No Degree	5,100	20.77%
Associate's Degree	2,333	9.50%
Bachelor's Degree	4,223	17.20%
Master's Degree	1,679	6.84%
Professional Degree	564	2.30%
Doctorate Degree	279	1.14%
Pop Age 16+ by Employment Status		
Civilian - Employed	16,359	59.57%
Civilian - Unemployed	1,294	4.71%
Not in Labor Force	9,807	35.71%
Civilian Employed Pop 16+ by Class of Worker	16,177	
For-Profit Private Workers	11,687	72.24%
Non-Profit Private Workers)	912	5.64%
Local/State/Federal Government Workers	1,282	7.92%
Self-Employed Workers	2,237	13.83%
Unpaid Family Workers	59	0.36%
White Collar	9,640	59.59%
Blue Collar	3,400	21.02%
Service and Farming	3,137	19.39%
Civ. Employed Pop 16+ by Occupation		
Architecture/Engineering	234	1.45%
Arts/Design/Entertainment/Sports/Media	290	1.79%
Building/Grounds Cleaning/Maintenance	764	4.72%
Business/Financial Operations	669	4.14%
Community/Social Services	61	0.38%
Computer/Mathematical	345	2.13%
Construction/Extraction	875	5.41%
Education/Training/Library	901	5.57%
Farming/Fishing/Forestry	39	0.24%
Food Preparation/Serving Related	1,106	6.84%
Healthcare Practitioner/Technician	793	4.90%
Healthcare Support	342	2.11%
Installation/Maintenance/Repair	494	3.05%
Legal	255	1.58%
Life/Physical/Social Science	61	0.38%
Management	1,689	10.44%
Office/Administrative Support	2,045	12.64%
Production	476	2.94%
Protective Services	302	1.87%
Sales/Related	2,297	14.20%
Personal Care/Service	584	3.61%
Transportation/Material Moving	1,555	9.61%

Retail Market Power® | Opportunity Gap 2021

Dania Beach Community Redevelopment Agency



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ENVIRONICS
ANALYTICS

	Demand (\$)	Supply (\$)	Opp Gap / Surplus (\$)
Total retail trade including food/beverage			
Total retail trade and food/beverage (NAICS 44, 45, 722)	592,291,846	1,179,612,979	(587,321,133)
Total retail trade (NAICS 44 and 45)	527,547,226	1,078,712,106	(551,164,880)
Total food/beverage (NAICS 722)	64,744,620	100,900,873	(36,156,253)
Motor Vehicle and Parts Dealers			
New car dealers (NAICS 44111)	99,609,898	257,641,295	(158,031,396)
Used car dealers (NAICS 44112)	11,503,927	526,721	10,977,206
Recreational vehicle dealers (NAICS 44121)	2,964,955	4,497,374	(1,532,420)
Boat dealers (NAICS 441222)	1,764,350	59,392,674	(57,628,324)
Motorcycle, ATV, Other motor vehicles (NAICS 441228)	3,689,513	10,266,439	(6,576,926)
Automotive parts and accessories (NAICS 44131)	5,628,739	19,821,825	(14,193,085)
Tire dealers (NAICS 44132)	3,269,872	8,627,471	(5,357,599)
Furniture and Home Furnishings			
Furniture (NAICS 4421)	5,036,288	42,343,299	(37,307,011)
Floor covering (NAICS 44221)	781,163	8,470,186	(7,689,023)
Window treatment (NAICS 442291)	157,064	4,896,280	(4,739,216)
All other home furnishings (NAICS 442299)	2,477,678	8,084,574	(5,606,896)
Electronics and Appliance			
Household appliance (NAICS 443141)	1,549,730	0	1,549,730
Electronics (NAICS 443142)	5,808,412	16,663,754	(10,855,341)
Building Material, Garden Equip/Supplies			
Home centers (NAICS 44411)	17,561,087	50,483,298	(32,922,210)
Paint and wallpaper (NAICS 44412)	1,135,097	0	1,135,097
Hardware (NAICS 44413)	2,822,661	4,524,650	(1,701,989)
Other building material dealers (NAICS 44419)	10,665,794	16,945,177	(6,279,383)
Outdoor power equipment (NAICS 44421)	865,551	0	865,551
Nursery, garden, farm supply (NAICS 44422)	3,417,587	2,773,343	644,245
Food and Beverage			
Supermarket/grocery (ex conv) (NAICS 44511)	66,601,936	113,228,468	(46,626,532)
Convenience (NAICS 44512)	3,014,084	3,592,389	(578,304)
Meat markets (NAICS 44521)	580,373	0	580,373
Fish and seafood markets (NAICS 44522)	226,820	0	226,820
Fruit and vegetable markets (NAICS 44523)	396,207	0	396,207
Baked goods, confection, nut (NAICS 445291, 445292)	374,698	0	374,698
All other specialty food (NAICS 445299)	331,478	0	331,478
Beer, wine, and liquor (NAICS 4453)	5,257,262	7,889,578	(2,632,316)
Health and Personal Care			
Pharmacies and drug (NAICS 44611)	29,847,141	55,940,331	(26,093,191)
Cosmetics, beauty supplies, perfume (NAICS 44612)	2,276,538	8,261,202	(5,984,664)
Optical goods (NAICS 44613)	943,535	4,593,768	(3,650,232)
Food (health) supplement (NAICS 446191)	627,066	2,608,536	(1,981,469)
Other health/personal care (NAICS 446199)	1,165,803	1,687,708	(521,905)
Gasoline Stations			
Gasoline stations (NAICS 447)	50,982,269	52,443,514	(1,461,245)

Retail Market Power® | Opportunity Gap 2021

Dania Beach Community Redevelopment Agency



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ENVIRONICS
ANALYTICS

	Demand (\$)	Supply (\$)	Opp Gap / Surplus (\$)
Clothing and clothing accessories			
Men's clothing (NAICS 44811)	534,527	3,349,461	(2,814,934)
Women's clothing (NAICS 44812)	2,621,412	5,175,162	(2,553,750)
Children's and infants' clothing (NAICS 44813)	340,438	0	340,438
Family clothing (NAICS 44814)	7,884,987	13,831,071	(5,946,084)
Clothing accessories (NAICS 44815)	531,055	0	531,055
Other clothing (NAICS 44819)	1,076,623	3,157,463	(2,080,840)
Shoe (NAICS 4482)	2,864,431	5,853,184	(2,988,752)
Jewelry (NAICS 44831)	2,158,373	5,194,183	(3,035,810)
Luggage leather goods (NAICS 44832)	275,959	0	275,959
Sporting Goods, Hobby, Musical Instrument, and Book			
Sporting goods (NAICS 45111)	3,614,597	8,731,111	(5,116,513)
Hobby, toy, and game (NAICS 45112)	1,118,196	633,770	484,426
Sewing, needlework, and piece goods (NAICS 45113)	290,456	5,505,643	(5,215,187)
Musical instrument and supplies (NAICS 45114)	436,542	0	436,542
Books (NAICS 451211)	516,439	0	516,439
News dealers and newsstands (NAICS 451212)	32,827	0	32,827
General Merchandise			
Department Store (NAICS 4522)	4,771,449	0	4,771,449
Warehouse clubs and supercenters (NAICS 452311)	57,584,880	85,077,447	(27,492,567)
All other general merchandise (NAICS 452319)	6,643,869	0	6,643,869
Miscellaneous Store Retailers			
Florists (NAICS 4531)	476,380	0	476,380
Office supplies and stationery (NAICS 45321)	861,428	7,094,427	(6,232,998)
Gift, novelty, and souvenir (NAICS 45322)	1,333,985	4,530,164	(3,196,179)
Used merchandise (NAICS 4533)	1,478,335	0	1,478,335
Pet and pet supplies (NAICS 45391)	1,831,732	3,065,919	(1,234,187)
Art dealers (NAICS 45392)	918,899	3,248,722	(2,329,823)
Manufactured (mobile) home dealers (NAICS 45393)	571,285	0	571,285
Tobacco (NAICS 453991)	1,221,329	8,031,269	(6,809,941)
Other misc retailers (ex tobacco) (NAICS 453998)	1,988,150	7,529,683	(5,541,533)
Non-store Retailers			
Electronic shopping/mail-order houses (NAICS 4541)	75,333,115	141,033,839	(65,700,724)
Vending machine operators (NAICS 4542)	670,027	0	670,027
Fuel dealers (NAICS 45431)	2,012,272	0	2,012,272
Other direct selling establishments (NAICS 45439)	2,218,650	1,465,738	752,912
Food Services and Drinking Places			
Food service contractors (NAICS 72231)	3,532,787	2,517,185	1,015,602
Caterers (NAICS 72232)	860,220	0	860,220
Mobile food services (NAICS 72233)	92,238	0	92,238
Drinking places (alcoholic beverages) (NAICS 7224)	2,054,450	0	2,054,450
Full-service restaurants (NAICS 722511)	28,168,243	68,034,972	(39,866,729)
Limited-service restaurants (NAICS 722513)	25,482,262	22,097,464	3,384,799
Cafeterias, grill buffets, and buffets (NAICS 722514)	648,808	0	648,808
Snack/non-alcoholic beverage bars (NAICS 722515)	3,905,612	8,251,253	(4,345,641)

Demographic Snapshot | Population & Race 2021

Dania Beach Community Redevelopment Agency

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Population	Count	%
2026 Projection	35,633	5.71%
2021 Estimate	33,709	13.73%
2010 Census	29,639	9.05%
2000 Census	27,179	
Group Quarters Population	352	1
Male	16,711	49.57%
Female	16,998	50.43%
Not Hispanic or Latino	23,168	68.73%
Hispanic or Latino	10,541	31.27%
Population by Race	33,709	
White Alone	21,940	65.09%
Black/African American Alone	8,052	23.89%
American Indian/Alaskan Native Alone	117	0.35%
Asian Alone	870	2.58%
Native Hawaiian/Pacific Islander Alone	15	0.04%
Some Other Race Alone	1,530	4.54%
Two or More Races	1,185	3.52%
Population by Age	33,709	
Age 0 - 4	1,957	5.81%
Age 5 - 9	1,958	5.81%
Age 10 - 14	1,979	5.87%
Age 15 - 17	1,079	3.20%
Age 18 - 20	959	2.84%
Age 21 - 24	1,223	3.63%
Age 25 - 34	3,981	11.81%
Age 35 - 44	5,081	15.07%
Age 45 - 54	4,568	13.55%
Age 55 - 64	4,789	14.21%
Age 65 - 74	3,828	11.36%
Age 75 - 84	1,727	5.12%
Age 85 and over	580	1.72%
Age 16 and over	27,460	81.46%
Age 18 and over	26,736	79.31%
Age 21 and over	25,777	76.47%
Age 65 and over	6,135	18.20%
Median Age / Average Age	42.33	41.60
Pop Age 15+ by Marital Status	27,815	
Never Married	9,967	35.83%
Married	11,580	41.63%
Widowed	1,621	5.83%
Divorced	4,647	16.71%

Demographic Snapshot | Education & Employment 2021

Dania Beach Community Redevelopment Agency



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

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Pop Age 25+ by Edu. Attainment	Count	%
Less than 9th Grade	892	3.63%
Some High School, No Diploma	1,730	7.05%
High School Graduate (or GED)	7,754	31.58%
Some College, No Degree	5,100	20.77%
Associate's Degree	2,333	9.50%
Bachelor's Degree	4,223	17.20%
Master's Degree	1,679	6.84%
Professional Degree	564	2.30%
Doctorate Degree	279	1.14%
Pop Age 16+ by Employment Status		
Civilian - Employed	16,359	59.57%
Civilian - Unemployed	1,294	4.71%
Not in Labor Force	9,807	35.71%
Civilian Employed Pop 16+ by Class of Worker	16,177	
For-Profit Private Workers	11,687	72.24%
Non-Profit Private Workers)	912	5.64%
Local/State/Federal Government Workers	1,282	7.92%
Self-Employed Workers	2,237	13.83%
Unpaid Family Workers	59	0.36%
White Collar	9,640	59.59%
Blue Collar	3,400	21.02%
Service and Farming	3,137	19.39%
Civ. Employed Pop 16+ by Occupation		
Architecture/Engineering	234	1.45%
Arts/Design/Entertainment/Sports/Media	290	1.79%
Building/Grounds Cleaning/Maintenance	764	4.72%
Business/Financial Operations	669	4.14%
Community/Social Services	61	0.38%
Computer/Mathematical	345	2.13%
Construction/Extraction	875	5.41%
Education/Training/Library	901	5.57%
Farming/Fishing/Forestry	39	0.24%
Food Preparation/Serving Related	1,106	6.84%
Healthcare Practitioner/Technician	793	4.90%
Healthcare Support	342	2.11%
Installation/Maintenance/Repair	494	3.05%
Legal	255	1.58%
Life/Physical/Social Science	61	0.38%
Management	1,689	10.44%
Office/Administrative Support	2,045	12.64%
Production	476	2.94%
Protective Services	302	1.87%
Sales/Related	2,297	14.20%
Personal Care/Service	584	3.61%
Transportation/Material Moving	1,555	9.61%

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY

Resident COVID 19 Assistance Program

Disbursement Analysis



Families by Poverty Status (City) 2021 *

Families at or Above Poverty	6,997	87.09%
Families Below Poverty	1,074	12.91%

Households Size (City) 2021 *	14,200	% of Total	3-Mon Benefit	Avg/HH Size
1 Person Household	4,518	31.82%	\$1,200.00	\$381.80
2 Person Household	4,794	33.76%	\$1,575.00	\$531.73
3 Person Household	2,279	16.05%	\$2,025.00	\$325.00
4 Person Household	1,462	10.30%	\$2,550.00	\$262.54
5+ Person Household	1,147	8.08%	\$3,150.00	\$254.44
Weighted Avg Funding Per Grant				\$1,755.51

Total Program Funding	\$250,000
Weighted Avg Funding Per Grant	\$1,756
Est. Admin Fee / Approved Grant	\$250
Total Avg Grant + Admin Cost	\$2,006
Est. Total Grants w/ Admin Fees	125
Families Below Poverty Level (City)	1,074
% of Poverty Families Served (City)	11.6%

Funding Summary	
Total Program Funding	\$250,000
Est. Total Grants w/ Admin Fees	125
Total Admin Fees	\$31,164
% of Program Funds for Admin Fees	12.5%
Total Program Disbursements to Households	\$218,836
% of Program Funds for Admin Fees	87.5%

* Source: [2021 Pop-Facts® | Households](#) Copyright © 2020 by Environics Analytics (EA). Source: ©Claritas, LLC 2020