

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
MAY 11, 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
May 11, 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/1447785369>

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: 144-778-5369

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
VIRTUAL REGULAR MEETING
TUESDAY, MAY 11, 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 April 13, 2021 CRA Board Virtual Meeting
2. Travel Requests: None

6. PROPOSALS AND BIDS

7. DISCUSSION AND POSSIBLE ACTION

8. BOARD MEMBER COMMENTS

9. INFORMATION ITEMS

10. ADJOURNMENT

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members
From: Michael Chen, Executive Director
Date: May 11, 2021
Re: **Administrative Report**

1. AT HOME DANIA BEACH RESIDENTIAL REVITALIZATION PROGRAM

Background: At the February 12, 2019 CRA Board meeting, the CRA Board adopted Resolution No. 2019-CRA-003, authorizing a development agreement, special warranty deed and restrictive covenant related to the At Home Dania Beach Affordable Housing and First-Time Homebuyer Programs. This authorized the conveyance and development of six (6) single-family homes to be purchased by eligible first-time homebuyers.

The CRA entered into a Development Agreement with Miami-Dade Affordable Housing Foundation, Inc. D/B/A Affordable Housing Development Solutions as the recipient of the six (6) single-family home building sites and designated developer; and

The CRA partnered with Housing Foundation of America, Inc., a non-profit HUD-approved Housing Counseling Agency, to provide first-time homebuyer courses, housing counseling and income certification to evaluate potential homebuyers and determine eligibility based on income and residency requirements.

At a special CRA Board meeting on September 12, 2019, the Board adopted Resolution No. 2019-CRA-019, approving the FY 2019-2020 Budget with funding to support the Program through an allocation for down-payment/closing cost assistance (\$20,000) for eligible homebuyers for the purchase of homes being developed through the program.

Update: All six houses have been constructed. Photos of the completed houses (as of April 22, 2021) and the status of their sale are as follows:

- 19 NW 14th Ave
Sold – Owner Jessica Absolu



- 47 NW 14th Ave.
Sold - Owner Erica Thomas



- 135 NW 6th Ave.
Sold – Owner Corinthian Jones



- 1361 W. Dania Beach Blvd.
Sold – Owner Jacob Velasquez



- 149 NW 6th Ave.
Pending closing – Jean Luis Daudi



- 40 NW 14th Ave.
Under Contract: Tremena Blake Appr'd by CRA April 13



2. **DANIA BEACH INNOVATION ECOSYSTEM**

Background: In the past, these updates have been under the title of Mission-To-Market for Inclusive Economic Development (M2M). M2M is only a part of our Innovation Ecosystem, so in the future updates will be provided under the title of “DANIA BEACH INNOVATION ECOSYSTEM”

Innovation Ecosystem: An ecosystem is has many different platforms available to entrepreneurs and early-stage ventures. components that may be appropriate for ecosystem will vary, but will generally



complicated and support
The specific any given include:

- Education
- Location & Events
- Mentorship
- Incubation & Acceleration
- Funding
- Talent

Update

- **Dania Beach Innovation Ecosystem collaborative partners:**
 - **FIU/Mission-To-Market (M2M):** M2M is a cooperative agreement between the DOE and FIU. M2M seeks to tap the trillions of dollars of underutilized patented technologies developed by the DOE, its Labs, research institutions, and industry to foster economic development in South Florida and beyond. The CRA has executed a MOU with FIU for collaboration on M2M..
 - **SCORE:** SCORE, the nation’s largest network of volunteer, expert business mentors, is dedicated to helping small businesses get off the ground, grow and achieve their goals. Since 1964, they have provided education and mentorship to more than 11 million entrepreneurs.
 - **Alliance of Entrepreneur Resource Organizations (AERO):** AERO is a coalition of public agencies and community nonprofit organizations united to provide current and new businesses with resources to aid in their success. The MOU between the CRA and AERO has been executed.

- **Broward's Technical Colleges (BTC)**; BTC, part of the educational options provided by Broward County Public Schools, have served high-school and adult students with Career and Technical Education (CTE) for over 50 years.
- **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.
- **SLA Labs**: Established to create a robust STEM Ecosystem (IT Co-Op) with a Hybrid Work-Learn test bed for accelerated STEM learning outcomes. They are working with contributing agencies, such as: Dept. of Labor, Dept. of Defense SkillBridge, historically Black Colleges & 2/4 year academic universities.
- **Dania Beach Business Academy**:
 - Over 543,000 new businesses are founded every month in the US
 - 47.5%, of the country's total workforce is employed by small businesses.
 - Only 50% of small businesses survive 5 years
 - (SBA, Feb 2021)

The Dania Beach Business Academy is designed to set businesses up to succeed.

Through collaboration with SCORE, FIU/M2M, and NDC, I have developed the first course curriculum of the Dania Beach Business Academy -"Passions to Paychecks". This would be an online program for 3-hour sessions, once a week for 4 consecutive weeks. The draft class/course content is as follows:

PASSIONS TO PAYCHECKS

Class 1 (FIU/M2M – Dr. J. Chris Ford)

- **Entrepreneurial Development**: What is an entrepreneur? How to commercialize your passion/hobby into a successful business. Where can it take you?

Class 2 (SCORE)

- Choose a business structure: Legal structure options – general pros/cons to each.
- Choose your business name: Choose one that reflects your brand and captures your spirit. You'll also want to make sure your business name isn't already being used.
- Register your business: Make it legal and protect your brand. Who will you need to register with - federal, state, local government; Department of Professional Regulation?
- Get federal and state tax IDs: You'll use your employer identification number (EIN) for important steps to start your business, opening a bank account, and paying taxes.

- Apply for licenses and permits: Stay legally compliant. The licenses and permits you need for your business will vary by industry, state, location, and other factors.
- Purchase the right insurance: Purchasing the right insurance for your business is an important before you officially launch. Dealing with incidents such as property damage, theft, or a customer lawsuit can be costly if you're not properly protected.
- Open a business bank account / Chose the right business bank: A small business checking account can help you handle legal, tax, and day-to-day issues – sometimes a small community bank will be a better fit with your new business.

Class 3 (SCORE)

- Write your business plan: Your business plan is the foundation of your business.
- Create a financial plan: Figure out how much money you'll need to start your business.

Class 4 (NDC)

- Fund your business: What you need? Where do you go?

We will promote this program through direct channels in the CRA, e.g. Council of Ministers, local community leaders, local business leaders, and our social media platform. Dr. Ford has agreed to promote our program to his FIU Entrepreneurship grads. I will work with BTC in an effort to get our course promoted in their tech programs. AERO partners will promote our program over each member's network. In the future, I also plan to offer this course through the Consulate Corp. – foreign companies need to understand how to set up their US subsidiaries. The target start date for the first Dania Beach Business Academy program is July.

3. CRA PROPERTIES MAINTENANCE

Background: During the week of April 19, we received information that some complaints were received regarding some CRA properties that are overgrown, being used as nighttime gathering places with loud music, and being used as parking lots.

The CRA is currently taking to eliminate the problem

Update: Upon receiving notice of the problems, we reached out to ~~some people~~ landscapers who have provided cutting services for the CRA in the past, We also talked with the City's Community Development Department about how best to deal with the inappropriate use of our properties. Based on this input, the CRA is taking the following corrective measures:

- We will seek a landscaper to perform regular cutting services on all CRA-owned properties.
- We are filing owner BSO No Trespass Affidavits with the Broward Sheriff's Office to obtain BSO signs to post on each property that will provide public notice that BSO is empowered to patrol and conduct enforcement on the use of CRA-owned properties.

- We are contacting Macs Towing Service to post tow away signs on CRA-owned properties to advise that unauthorized parked vehicles will be towed.
- The long-term and permanent solution to these problems will be the sale of the CRA sites for approved development projects. We will bring information to the Board in the near future to initiate discussion and secure direction from the Board on how to proceed with the disposal of buildable CRA-owned sites.

4. SMITH'S STORE PROPERTIES

Background: The Dania Beach City Commission adopted Resolution No. 2018-094 identifying \$500,000 to construct three single-family houses after acquiring the old Smith's Store property and two adjacent properties.

The Commission adopted Resolution No. 2019-048 authorizing the transfer of identified 10 City-owned parcels to the CRA for \$0,00 per parcel.

The CRA Board adopted Resolution No. 2020-CRA-013, accepting the \$500,000 for the purpose of land acquisitions and expenditures in the furtherance of initiating a transformative housing project on the assembled properties.

Update: The CRA contracted The Urban Group to perform an appraisal of the land parcels – as of March 2, 2020 the appraised market value was \$10,00 per square foot.

The CRA contracted Tierra South Florida, Inc. to conduct a Geotechnical Engineering assessment of the 3 vacant Smith's Store properties: 701 SW 12th Avenue, 705 SW 12th Avenue, and 711 SW 12th Avenue. The sites are generally flat, with sandy soil, and well drained. The sub-surface ground water is within 6 feet of the surface, with +2 feet of seasonal variation. It was determined that debris could be encountered in some parts of the sites, requiring removal prior to placing fill. All removed foundation remnant/debris material should be properly backfilled and compacted.

The CRA contracted Roomscapes, Inc. to develop construction drawings for 3 houses. One set of complete construction drawings were delivered to the CRA office during the week of April 26.

The Geotechnical Engineering assessment and schematic design plans were sent to Broward County during the week of April 19 for their review.

- A set (site plan, elevations, and floor plan) of the schematic designs for each house (9 schematics in total) are attached.

5. DANIA AFTER DARK

Background: The CRA launched Dania After Dark (DAD) as a family friendly summer series from June to September 2018. DAD evolved to a monthly festival focusing on art and crafts, music, food, and culture. DAD also provides an art lovers experience at the

gallery in the City Hall Atrium -coordinated by the Dania Beach Creative Arts Council Advisory Board. The event was developed as a revitalization effort for the downtown area by creating a sense of community enjoyed by businesses, visitors, and residents.

From 2018 to 2020 17 DAD events were held. Over time, DAD gained popularity and following, with approximately 1,000 to 1,500 patrons attending monthly. Each event was served by approximately 40 tented vendors and 10 to 12 food trucks.

In December 2018, the CRA contracted with Atlantic Studios, inc. for turnkey “production” services for the monthly events. A First Renewal to the Agreement was done in October 2019 for twelve installments to run through September 2020 for \$69,600.00 (\$5,800 per event). The event was cancelled in March 2020 because of the global COVID-19 Pandemic and the CRA sent a letter to Atlantic Studios on May 5, 2020 that terminated the contract.

Update: In an effort to re-start the monthly Dania After Dark festival, I explored if there was any way to simply restore the previous service agreement(s) – that cannot be done. I then contacted Mr. Chris Gaidry, Owner of Atlantic Studios, to get an understanding of the state of the market, such as availability of arts/crafts vendors, food trucks, and other event resources. I also wanted to get an idea of the competitiveness in the market for event production services. Finally, I wanted to get some idea on how we could improve the quality/quantity of our vendors, quality/variety of the food trucks, and/or increase the attendance of our events. Generally, vendors have come and gone during the past year, but there are good vendors available. Now that the world is gradually returning to normal, the demand for event production services is in high demand.

Based on the research conducted, I updated and revised the previous RFP for event production services that initially secured Atlantic Studios. After review and revisions by the CRA team, the draft RFP was sent to the City Attorney’s office for review and Purchasing to create the process timelines and procedures described within the document and prepare it for release as soon as possible.

6. ECONOMIC DEVELOPMENT UPDATE

Celebrating Small Business Week Lasts a Month in Dania Beach!

Background

The U.S. Small Business Administration (USSBA) announced recently that it will be celebrating National Small Business Week (NSBW), in May 2021. According to the USSBA “Small Business Week recognizes the contributions of America’s entrepreneurs and small business owners...We are facing unique challenges together. However, American small businesses continue to play a central role in building a strong country, prepared for any obstacles in the future. Every day, they are working to grow small businesses, create 21st-century jobs, drive innovation, and increase America’s global competitiveness”.

Update

The Dania Beach Community Redevelopment Agency will push the initiative locally by providing a promotional platform for our local businesses.

In the context of the USSBA's Small Business Week the Dania Beach CRA will be focus on small businesses not only for a week but for the entire month of May.

To promote our small businesses, we will continue to strengthen our social media presence and main source of information through creating a community that both residents, visitors and business owners can appreciate. This will be done through the following:

- A Celebrating Small Business Ad in Dania Press, Ad copy is attached.
- A series on Facebook called "tagging your favorite local business" with a shop local decal. "leave a nice review" for a local business.
- A series of weekly small business tips to keep our entrepreneurs engaged.
- We will end the month by introducing up and coming programs such as" Passions to Paychecks", for entrepreneurial development through the business education workshops provided by CareerSource, and the Dania Beach CRA Business Academy.
- We will also introduce our new brochure entitled "Starting a Business in Dania Beach".
- We will remind Small Businesses of the two current business grants available in the CRA Area, the Small Business Resiliency and Reimbursement Grant for \$1,000 for COVID-19 related expenses and Commercial Property which can award up to \$20,000 for improvements.

Oasis Point Residences Job Fair: The CRA is currently working with Cymbal Development and Plaza Construction, to develop a Job Fair flyer to attract construction workers for the Oasis Pointe Residences a luxury, multi-unit housing complex located across from Dania Pointe.

The 2.4-acre complex will be the area's first waterfront apartment building. Oasis Pointe Residences is a luxury, multi-unit housing complex located across from Dania Pointe. The eight-story, 301-unit apartment building will feature premier amenities that create fresh-air havens of relaxation and retreat, including meditation and butterfly gardens, a boat club, a 19-slip marina, a waterfront boardwalk, a dog park, a Zoom lounge with private office suites and workstations, and fresh air purification, sterilization, and ionization systems 99% effective against COVID-19.

7. PATCH

Dania Beach PATCH as an Educational Vehicle

The PATCH was featured in the YMCA' Race, Equity, and Community Health Series held in April. PATCH Farmers Market Promotions Coordinator, Nattaliah Earle participated as a panelist in the YMCA's discussion on topics relating to food insecurity, health, food deserts and racial inequity. Our PATCH Representative discussed the history of black cuisine across the diaspora. She also covered work done at the PATCH to ease the damaging effects chronic illnesses has had on people of color, and especially those in the low-income/low-access tracks in the City and Broward County.

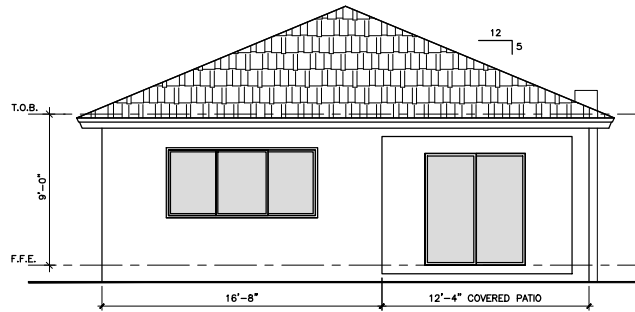
Other aspects of the Dania Beach PATCH presentation included:

- Growing culturally appropriate foods in our farm
- Taking the food to the People – PATCH Mobile Markets in 11 different locations along the Low Income/Low Access to food corridors in Broward County
- Training – to support and nurture growers of all ages, with support from University of Florida/Institute of Food and Agricultural Sciences.
- Partnering with neighboring cities to help grow their community garden programs.
- Chef Showcase at Markets - to show how foods can be nutritious but still delicious.
- PATCH in The Bag – recipe kit – to show time-saving ways to make delicious foods for your family.

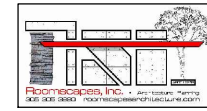
The PATCH USDA consultants expect to launch a return to hosting Mobile Markets soon when our community partners reopen Community Centers and parks for community activities.



① FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"

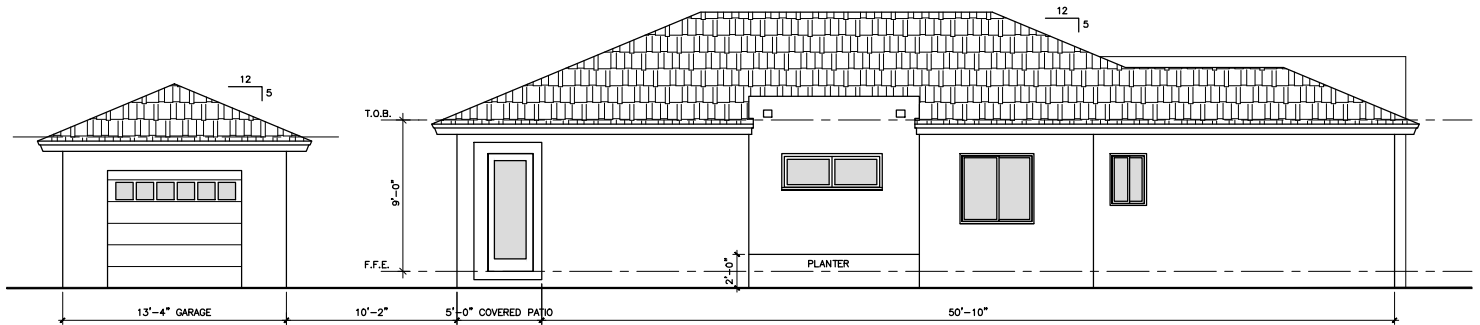


② REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"

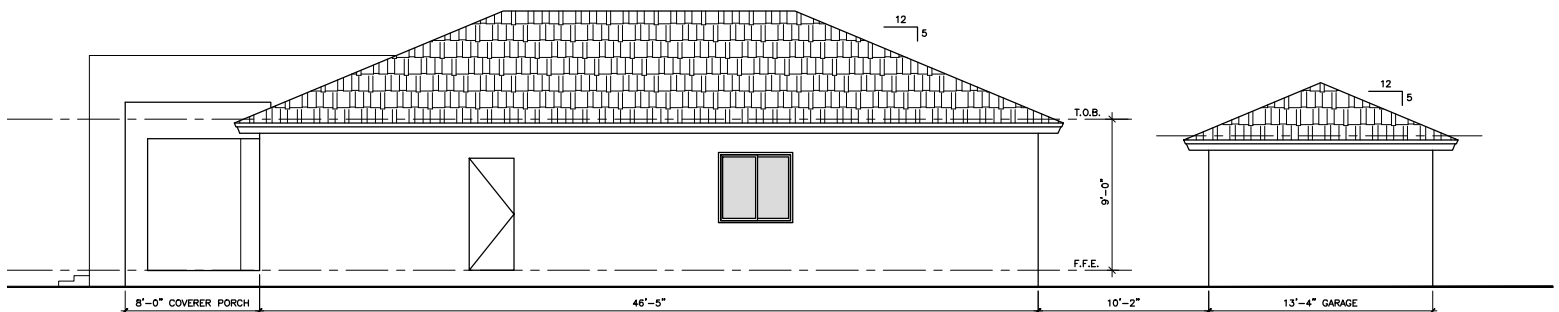


PROPERTY ADDRESS: 701 SW 12TH AVE.
DATE: 2-9-21

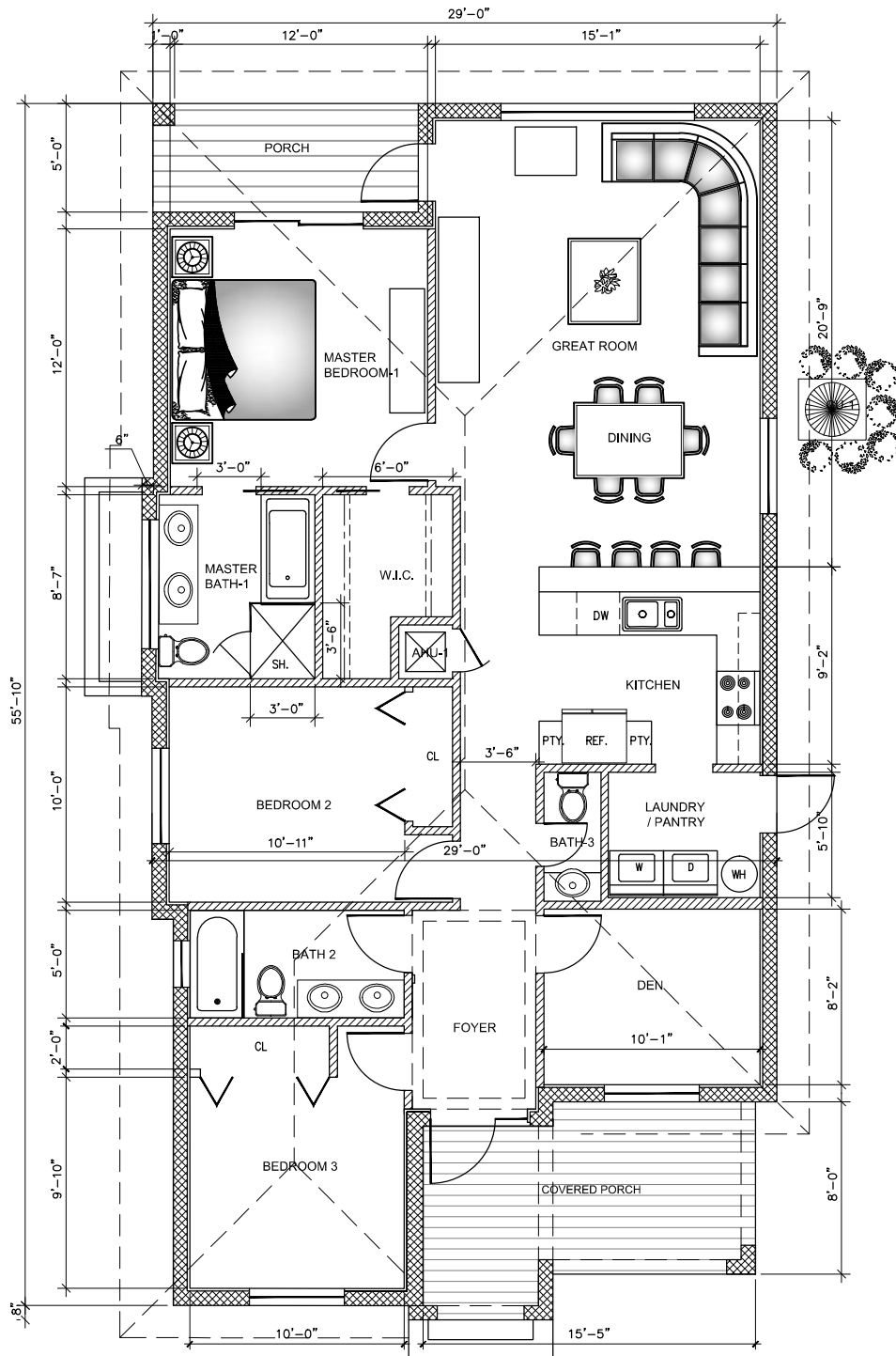
1,397 SF UNDER AIR + 311 SF DETACHED GARAGE



③ SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"



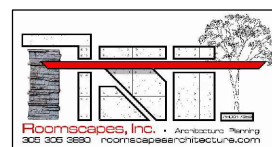
④ SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"

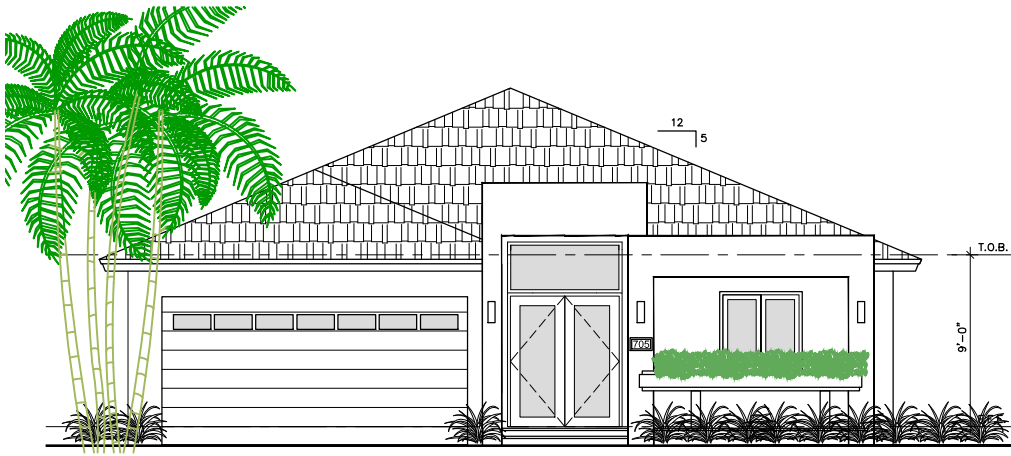


① FLOOR PLAN

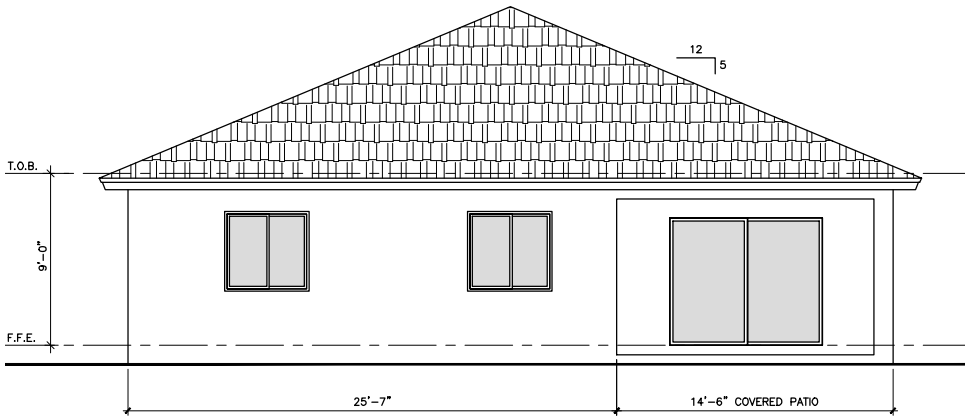
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701 SW 12TH AVE. 2-9-21
1,397 SF UNDER AIR + 311 SF DETACHED GARAGE

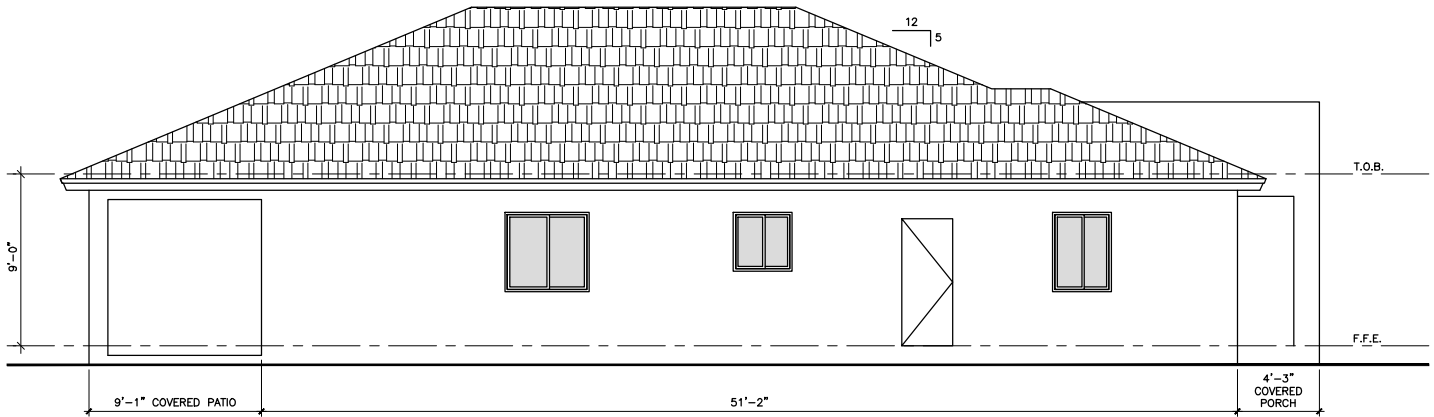




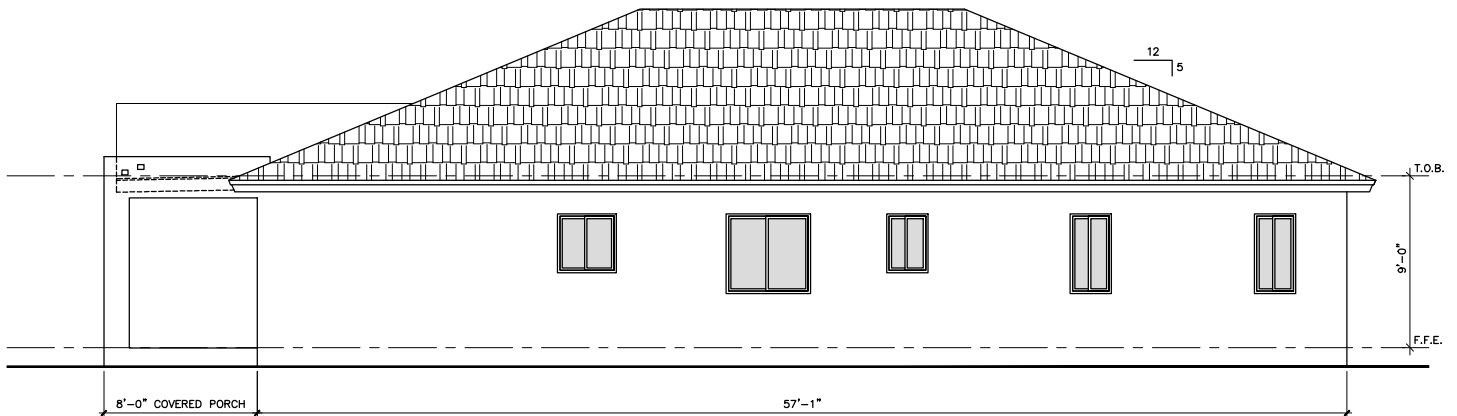
① FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"



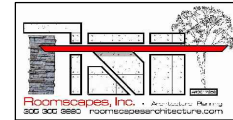
② REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"



③ SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

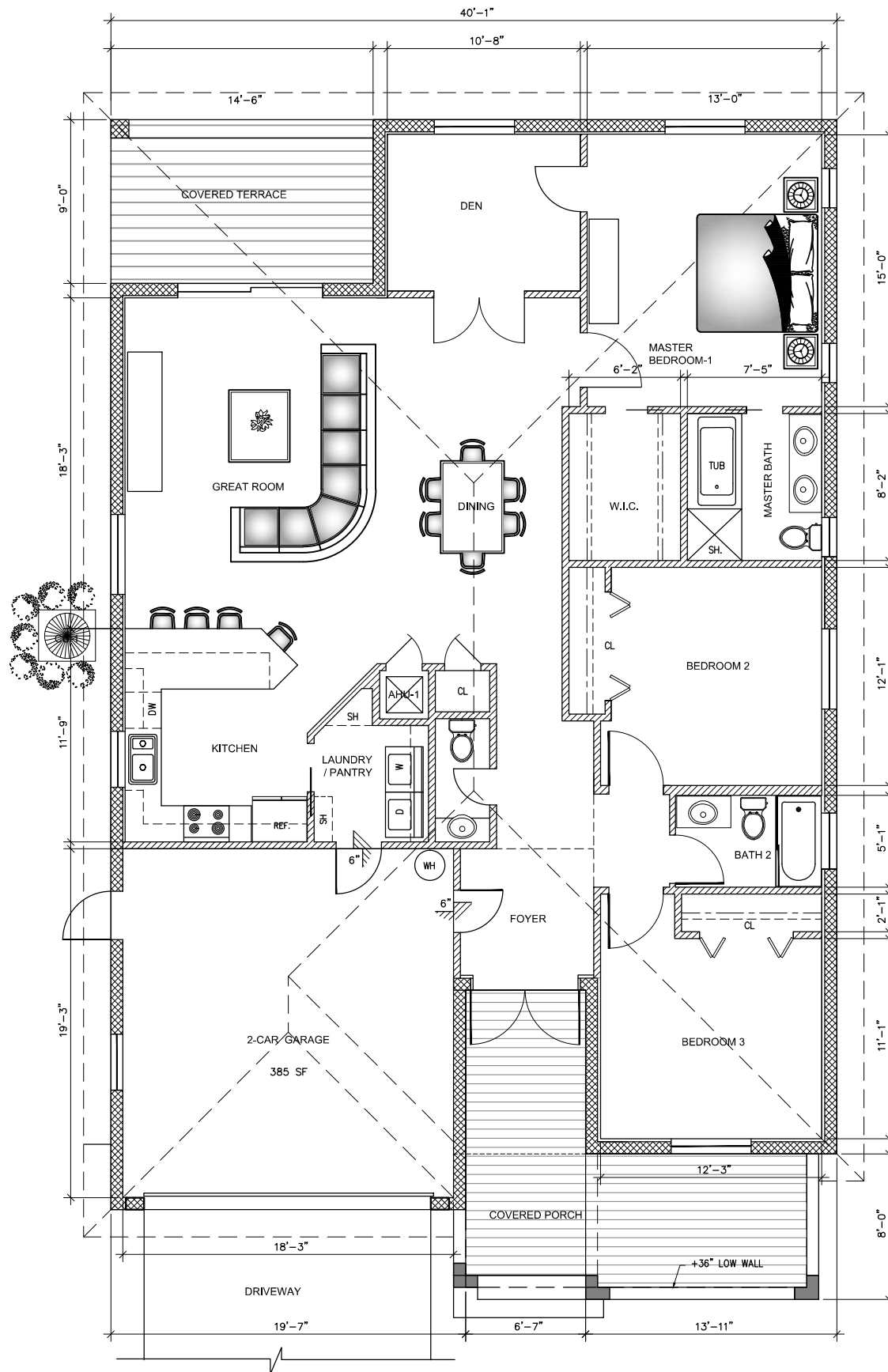


④ SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



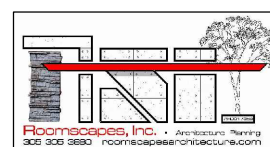
PROPERTY ADDRESS: 705 SW 12TH AVE.
DATE: 2-9-21

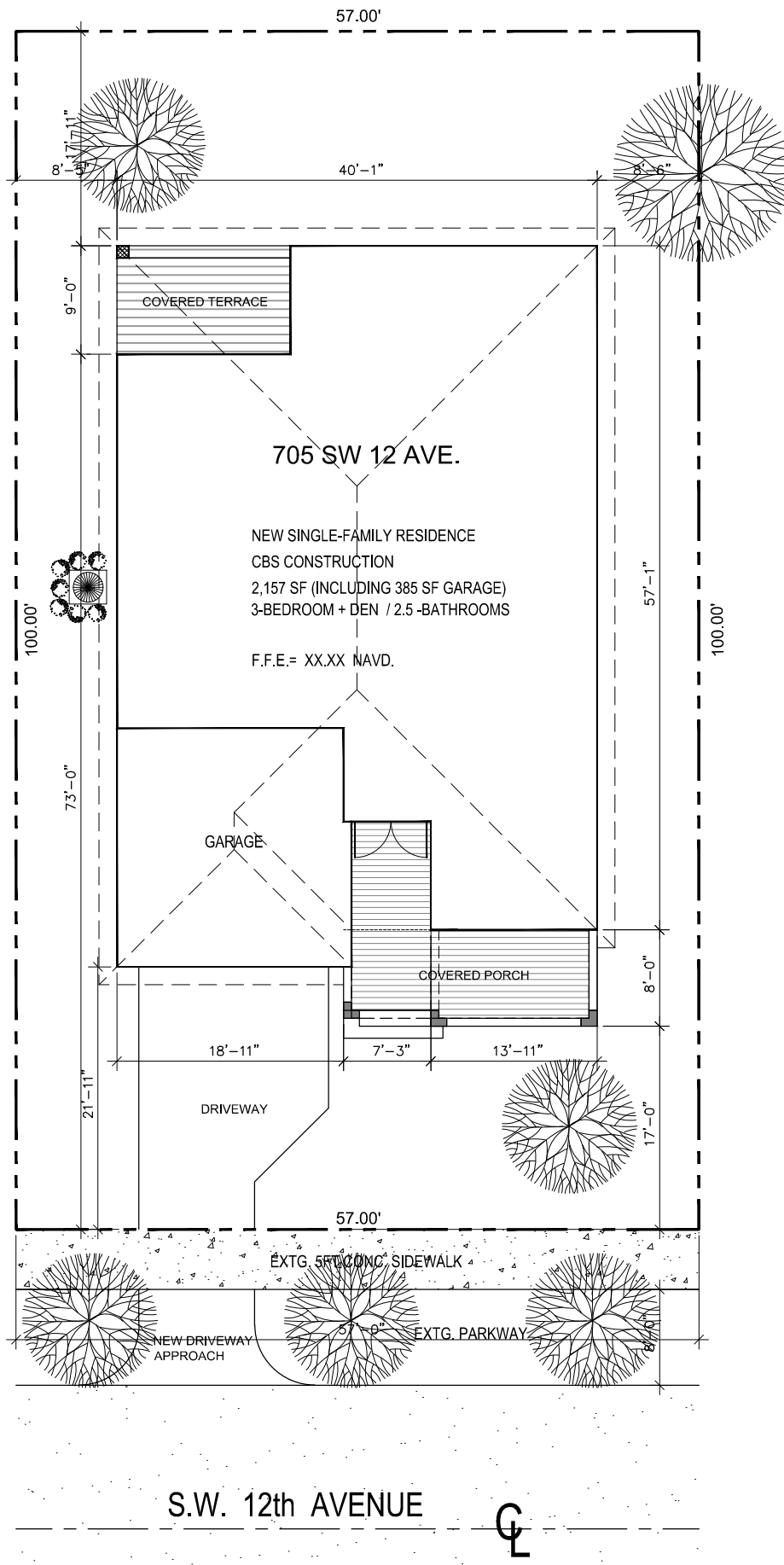
1,772 SF UNDER AIR + 385 SF GARAGE

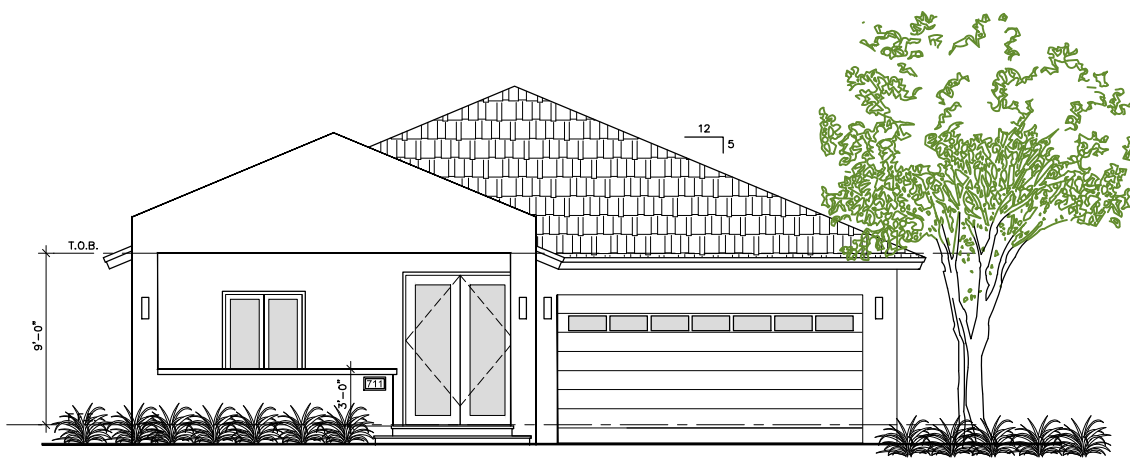


① FLOOR PLAN
 SCALE: 1/4"=1'-0"

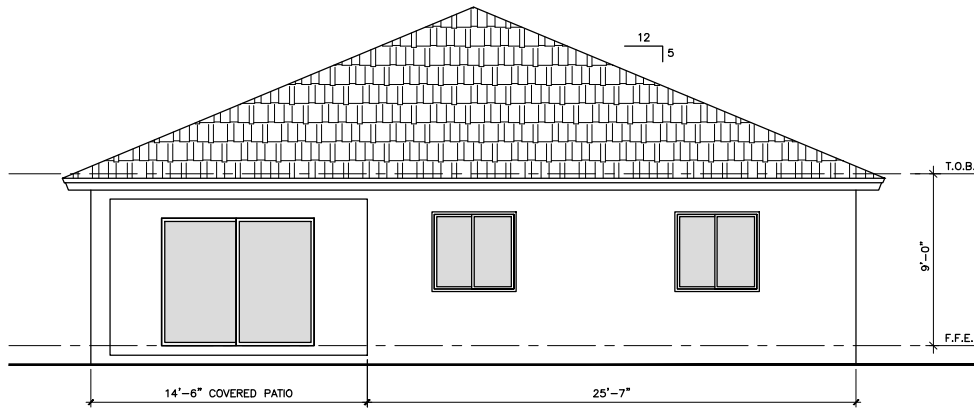
705 SW 12TH AVE. 2-9-21
 1,772 SF UNDER AIR + 385 SF GARAGE



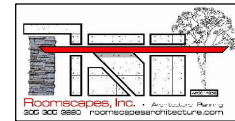




① FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"

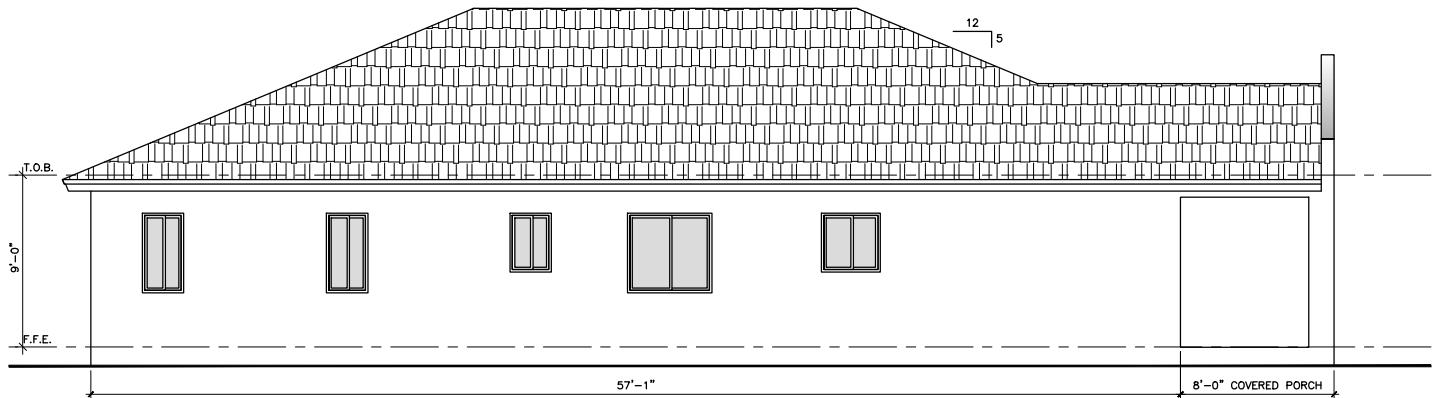


② REAR ELEVATION (EAST)
SCALE: 1/4"=1'-0"

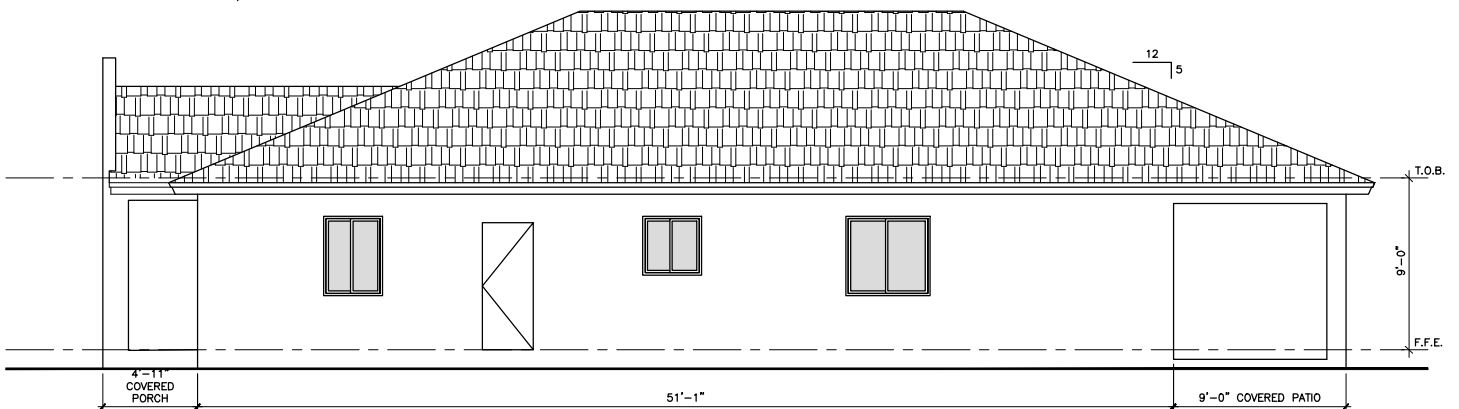


PROPERTY ADDRESS: 711 SW 12TH AVE.
DATE: 2-9-21

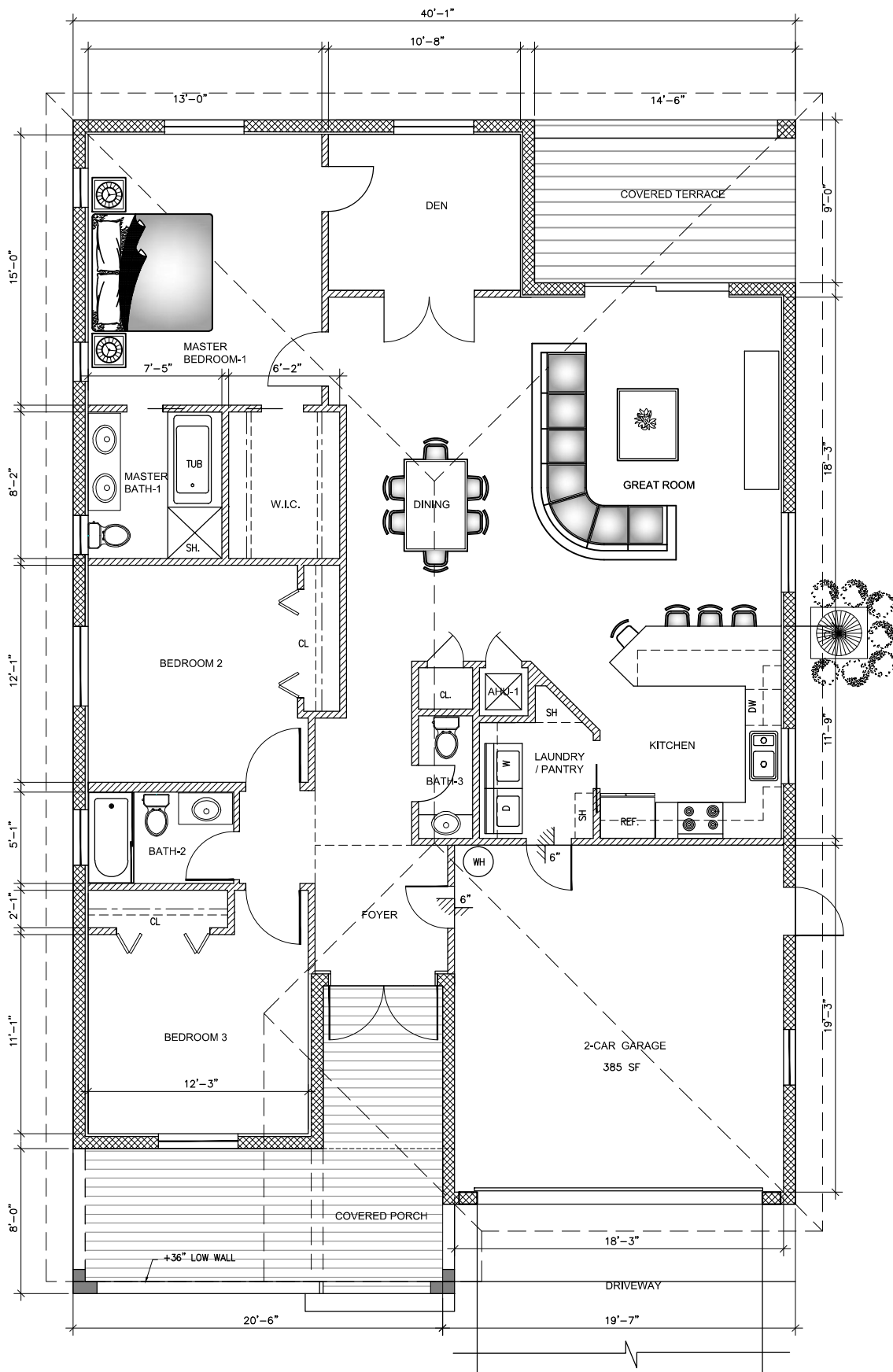
1,772 SF UNDER AIR + 385 SF GARAGE



③ SIDE ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

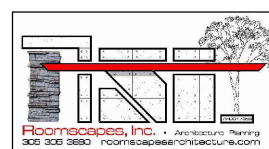


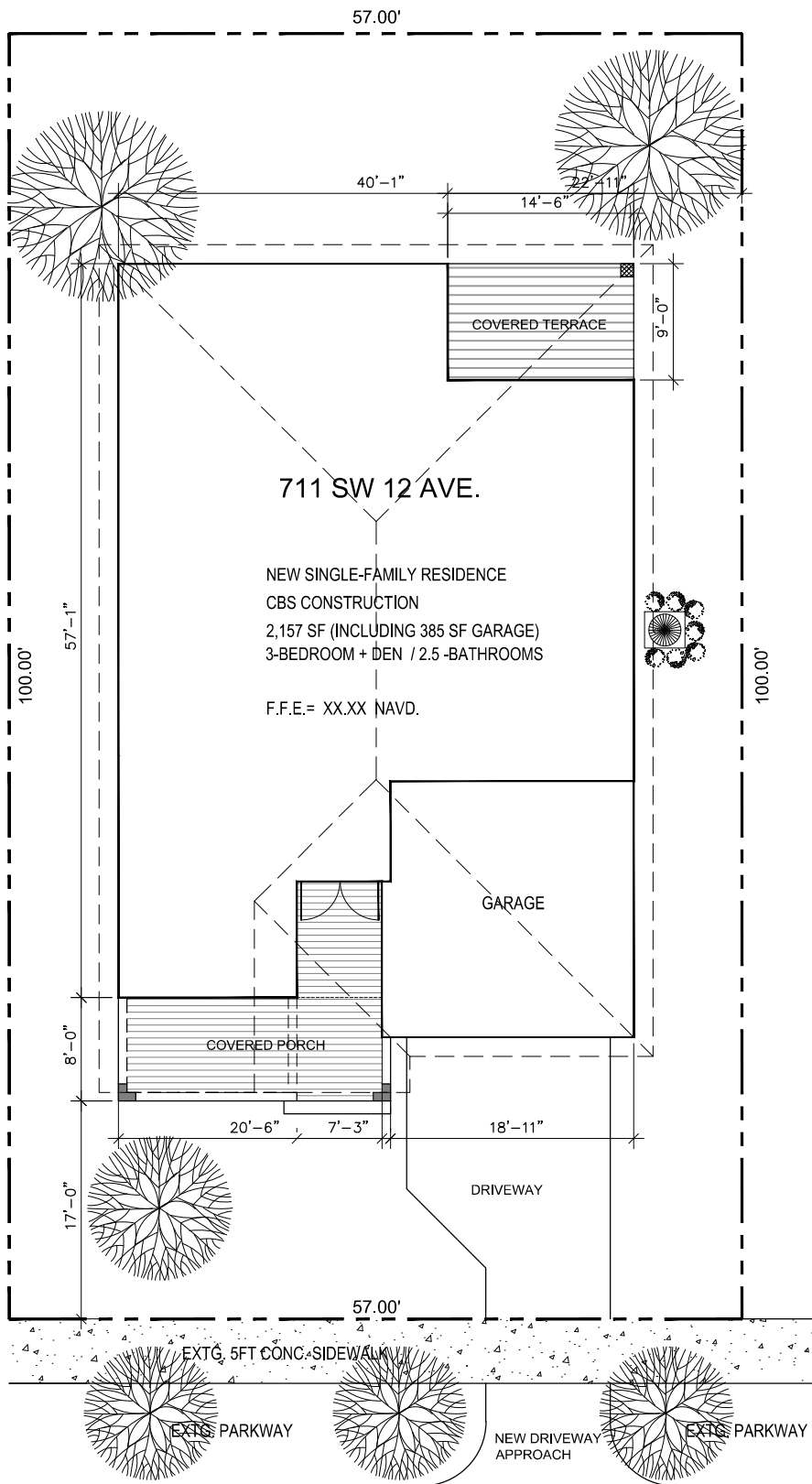
④ SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



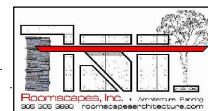
① FLOOR PLAN
SCALE: 1/4"=1'-0"

711 SW 12TH AVE. 2-9-21
1,772 SF UNDER AIR + 385 SF GARAGE





S.W. 12th AVENUE



The Dania Beach Community Redevelopment Agency supports our small businesses.

Visit: DaniaBeachCRA.org or call
954.924.6801 ext. 3667 and find
out about our business incentives.

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LOCAL**

**LIVE
LOCAL**

**LOVE
LOCAL**

#DANIABEACH


DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY



MINUTES OF VIRTUAL MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, APRIL 13, 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

Reverend Paul Wiggins, 321 SE 3rd Street, spoke about concerns he voiced in an email he submitted to the Board on March 28th. He noted there is minimal growth in the NW section of the CRA. There is no separation of the CRA Board and Commission, and he supports establishing a business district in the NW section of the CRA; the owners of the properties concur with this idea. He would like to sit down with the Board to discuss this.

Board Member Odman commented she had spoken with Reverend Wiggins and she would discuss this during the Board Member comments.

Board Member Davis noted she looks forward to a future conversation with Reverend Wiggins.

Board Member Lewellen concurred.

Chair James felt we could benefit from a workshop to bring in key stakeholders Reverend Wiggins is speaking of. She wants to be sure we are advocating for what the residents want. She will bring tentative dates to the next meeting to schedule a workshop.

Director Chen noted he is interested in what Reverend Wiggins has to say; the CRA Plan has not been updated and hopefully we can undertake this in late summer which will address his concerns.

Reverend Wiggins felt a conversation should be had with the significant property owners before summer.

3. Administrative Reports

3.1 Administrative Report

Director Chen reviewed the information included in the agenda packet, which consisted of an overview of the CRA Annual Report and Snowbirds Entertainment/ShowTom. He noted the company would like to broadcast from Dania Beach and introduced Denise Dumont, producer.

Ms. Dumont noted she is the General Manager of a French newspaper that caters to snowbirds. She explained Tom Lapointe founded ShowTom in South Florida, a live show prior to hockey games, and they would like to broadcast a show in French to sell the City.

Chair James asked what the cost to the City would be and what the return to the CRA would be.

Ms. Dumont responded the cost would be space for a place to broadcast from.

Director Chen said this is an early concept in the context of Dania Beach being their home base; perhaps this could be a regular venue in the Casino. At this time, the conversation has been that the CRA would assist them in finding a location. The details of the show itself have not been worked out. He has made it clear that the City is not in a position to be a sponsor of a television show.

Ms. Dumont explained the concept in greater detail.

Director Chen reiterated there have been only early stages conversations; he wanted to introduce the concept to the Board as it seems the idea has very interesting aspects to it. He addressed the number of French Canadians in South Florida.

Ms. Dumont agreed this is in the early stages, but there would be a lot of exposure for Dania Beach.

Director Chen continued with the Administrative Report and gave an update on Dania Beach Innovation Ecosystem and reviewed the business development classes under the Dania Beach Business Academy.

Chair James liked the idea and felt it is a worthwhile program for those looking to start a business.

Board Member Lewellen felt it is a good program and questioned promotion of it.

Director Chen explained the CRA's database of business contacts that would be utilized; Dr. Chris Ford, FIU, has expressed interest for his entrepreneurial development classes, the National Development Council would also promote, as well as our ARRO Partners. It will take time to build up the reputation and brand.

Director Chen continued with the Administrative Report and gave an update on the Resident COVID 19 Assistance Program. He noted the Miami-Dade Affordable Housing Foundation, Inc. (MDAFHI), with the approval of the CRA, would disburse the funds (lights, water, and internet) directly to the creditors.

Chair James questioned the funding from the American Rescue Plan.

Frank DiPaolo, Director of Finance, noted we can use the funding for household assistance, so this would qualify under it, and explained prioritization of monies to be expended.

Chair James asked if we could have a separate program for utilities to be taken out of the American Rescue Plan.

Finance Director DiPaolo said we could.

Chair James noted she would work with staff to bring a program back regarding utilities.

Chair Lewellen spoke about the County program that would address utility bills.

Finance Director DiPaolo displayed a chart of monthly utility delinquency amounts. People need to understand they need to pay their bills, whether out of pocket or through an assistance program. He recommends sending out delinquent notices to get people's attention. This is a great opportunity that this money is coming into play and we can provide people information on how to apply for funding. There is \$53 million available in funding.

Chair James suggested we put information regarding the application process on the delinquent notices.

Finance Director DiPaolo suggested we should get this out on social media and informational alerts to expedite the information.

Board Member Lewellen asked if we could put this in a mailing or the Dania Beach Press.

Director Chen noted the CRA would put this out on their social network and encouraged Reverend Williams to utilize his networking.

Director Chen confirmed we are not going to pursue the resident assistance program in lieu of the County program.

Chair James suggested we just hold off on it for now.

Vice-Chair Salvino felt when the monies become available from the County, we should appoint stakeholders to create some of the guidelines and assist people who need help, so we would have someone in place when our funding is needed for things other than utility bills.

Board Member Lewellen asked if residents, as well as businesses, would be involved.

Vice-Chair Salvino said each Board Member would pick a business person to come up with ideas so we would be prepared when it is time to expend City money.

Board Member Lewellen felt this could be discussed at the tentative workshop.

Director Chen continued with the Administrative report and gave an update on City Hall banners.

4. Presentations

There were no presentations at this meeting.

5. Consent Agenda

Items Removed from Consent Agenda: #5.4

- 5.1 Minutes:
Approve Minutes of March 9, 2021 CRA Board Virtual Meeting
- 5.2 Travel Requests: None
- 5.3 RESOLUTION #2021-CRA-003

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA" OR "BORROWER") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING EXECUTION OF A FOURTH AMENDMENT TO THE LOAN AGREEMENT EXISTING BETWEEN THE CRA AND BROWARD COUNTY, FLORIDA ("COUNTY" OR "LENDER") TO INCREASE THE TIME FOR CALCULATING THE COUNTY'S SHARE OF THE NET INCREASE IN THE TAX BASE DUE TO SPECIFIC REDEVELOPMENT PROJECT(S), FOR PURPOSES OF CONVERTING THE TERM OF THE LOAN TO A GRANT, FROM TWENTY (20) TO THIRTY (30) YEARS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5.5 RESOLUTION #2021-CRA-005

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 4 DANIA BEACH HOLDINGS, LLC TO EXECUTE THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY AND 4 DANIA BEACH HOLDINGS, LLC; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Board Member Lewellen motioned to approve the Consent Agenda, with the exception of Item #5.4; seconded by Commissioner Odman. The motion carried unanimously.

5.4 RESOLUTION #2021-CRA-004

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, ESTABLISHING THAT AN ELIGIBLE APPLICANT, MS. TREMENA BLAKE, MAY BE AWARDED A PARTICIPANT COMMITMENT FOR BENEFITS IN THE AMOUNT OF TWENTY THOUSAND DOLLARS (\$20,000.00) AS A FORGIVABLE LOAN FOR DOWN-PAYMENT/CLOSING COST ASSISTANCE TOWARD THE PURCHASE OF PROPERTY LOCATED AT 40 NW 14 AVENUE DANIA BEACH, AS EVIDENCED BY A PROMISSORY NOTE AND SECURED BY A SECOND MORTGAGE PURSUANT TO RESOLUTION 2019-CRA-002. UNDER THE FIRST-TIME HOMEBUYERS PROGRAM OF THE AT HOME DANIA BEACH PROGRAM; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Ansbro read the title of Resolution #2021-CRA-004.

In response to Board Member Lewellen, Director Chen confirmed that Ms. Blake would be replacing a previous awardee with no additional budget impact.

Board Member Lewellen motioned to adopt Resolution #2021-CRA-004; seconded by Board Member Odman. The motion carried unanimously.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

There were no discussion items on this agenda.

8. Board Member Comments

Board Member Lewellen noted she would reserve her comments for the City Commission meeting.

Board Member Odman questioned dates for a CRA workshop.

A brief discussion was held.

The Board agreed to hold a workshop on May 13th at 4:30 p.m. - 7:30 p.m. in the Chamber.

Board Member Odman asked Director Chen for discussion about Dania After Dark at the next meeting, including options to bring it back.

Chair James noted a lot of people are interested in Dania After Dark coming back; it has to be done safe and in a responsible way.

9. Information Items

There were no items on this agenda.

10. Adjournment

Chair James adjourned the meeting at 6:47 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

TAMARA JAMES
CHAIR – CRA