

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD WORKSHOP
MAY 13, 2021 at 4:30 PM
VIRTUAL MEETING AND PUBLIC COMMENTS PROCEDURE

The Dania Beach Community Redevelopment Agency (CRA) will be conducting a “Virtual” CRA Board workshop 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

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, 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.

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Dania Beach CRA Board Virtual Workshop
May 13, 2021 at 4:30 PM**

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Enter the meeting ID: 144-775-5352

To raise hand and be acknowledged to speak:

1. Users who call in can dial *9 to raise their hand
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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 WORKSHOP
THURSDAY, MAY 13, 2021 – 4:30 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 CITY COMMISSION
OF THE CITY OF DANIA BEACH, FLORIDA:

INDIVIDUALS WHO WISH TO MAKE ANY "CITIZEN'S COMMENTS" UNDER THAT PORTION OF THE CITY COMMISSION AGENDA, OR WHO OTHERWISE WANT TO ADDRESS THE CITY COMMISSION, MUST FIRST BE REGISTERED WITH THE CITY CLERK (FORMS ARE AVAILABLE OUTSIDE OF THE CITY COMMISSION CHAMBERS AND MUST BE GIVEN TO THE CLERK BEFORE THE MEETING). OTHERS WHO WANT TO ADDRESS THE COMMISSION ON ANY MATTERS MUST FIRST BE RECOGNIZED BY THE MAYOR. ALL SUCH PERSONS MUST USE THE PODIUM IN THE COMMISSION CHAMBER. NO MORE THAN ONE PERSON AT A TIME MAY ADDRESS THE COMMISSION FROM THE PODIUM. COMMENTS ARE ONLY TO BE MADE TO THE CITY COMMISSION AND ARE NOT TO BE DIRECTED TO THE AUDIENCE OR CITY 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 MAYOR. NO INDIVIDUAL MAY SPEAK DIRECTLY TO OR ADDRESS THE MAYOR, CITY COMMISSIONER OR CITY STAFF: COMMENTS ARE TO BE ONLY DIRECTED TO THE COMMISSION 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 MAYOR IS FOUND TO BE DISRUPTIVE OR INTERFERES WITH THE ORDERLY CONDUCT OF THE MEETING, THE PERSON MAY BE ASKED BY THE MAYOR TO LEAVE THE COMMISSION CHAMBERS; IF THE PERSON DOES NOT LEAVE AND THE CONDUCT PERSISTS, THE CITY POLICE DEPARTMENT WILL BE REQUESTED TO ESCORT THE INDIVIDUAL FROM THE CITY COMMISSION CHAMBERS.

ALL CELLULAR TELEPHONES ARE TO BE SILENCED DURING THE MEETING. ALL PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY. (RESOLUTION #2020-032)

1. CALL TO ORDER/ROLL CALL

2. ITEMS FOR DISCUSSION

1. Interactive discussion with community leaders, CRA residents, CRA businesses, and stakeholders to identify current issues and concerns in the CRA
2. Discussion of the reprogramming of funding allocated to provide financial/rent assistance to Dania Beach CRA residents impacted by COVID-19

3. ADJOURNMENT

**Dania Beach Community Redevelopment Agency
CRA Plan Summary (June 23, 2015 Update)**

Goal 1: To Enhance and Reinforce the CRA Sub Areas

• **Sub Area 1: College Gardens**

College Gardens Implementation Strategies – Short Term

- 1.1. Create a multi-jurisdictional law enforcement strategy between BSO and the City of Hollywood to address crime at the cities shared borders (1.a.1)
- 1.2. Provided expanded community bus service to the College Gardens neighborhood (1.a.2)
- 1.3. Improve law enforcement and security at Chester Byrd Park and along SW 12th Avenue (1.a.3)
- 1.4. Continue traffic calming improvements (1.a.5)
- 1.5. Identify property and implement a community garden (1.a.6)
- 1.6. Install solar lighting throughout the neighborhood
- 1.7. Install new neighborhood signage
- 1.8. Implement a housing rehabilitation grant program for homeowners

College Gardens Implementation Strategies – Long Term

- 1.9. Improve and upgrade Chester Byrd Park (1.a.8)
- 1.10. Install landscape, curb and gutter and drainage improvements along SW 12th Avenue (1.a.9)
- 1.11. Install curb and gutter and traffic safety improvements at the corner of SW 11th Avenue, SW 2nd Terrace and Stirling Road (1.a.10)
- 1.12. Identify land a develop a park, with adequate parking on the north end of the neighborhood (1.a.11)

• **Sub Area 2: Dania Beach Heights**

Dania Beach Heights Implementation Strategies – Short Term

- 2.1. Continue the Oasis Project throughout the neighborhood (1.b.8)
- 2.2. Install solar powered lighting in alleyways (1.b.6)
- 2.3. Create a Housing Rehabilitation Program for owner and rental properties.
- 2.4. Provide additional landscaping along SW 4th Avenue, along FEC.
- 2.5. Improve community policing and law enforcement.
- 2.6. Encourage conversion of residential structures and vacant lots along Sheridan Street and Stirling Road to small office/commercial or mixed use.
- 2.7. Where possible, add bike lanes or sharrows throughout the neighborhood.
- 2.8. Deter cut through traffic in alleys at SW 2nd Avenue and SW 15 Street.
- 2.9. Organize neighborhood clean ups.

Dania Beach Heights Implementation Strategies – Long Term

- 2.10. Install traffic calming and landscaping along W Dixie Highway (1.b.2 & 1.b.8)
- 2.11. Identify/develop a site for a neighborhood park and garden (1.b.5 & 1.b.9)

• **Sub Area 3: Sun Garden Isles**

Sun Garden Isles Implementation Strategies - Short Term

- 3.1. Coordinate with BSO to implement a neighborhood watch program (1.c.1)
- 3.2. Create more police mentoring programs (with BSO) within the community
- 3.3. Consider purchasing vacant lots and building replacement housing (1.c.2)
- 3.4. Provide targeted code enforcement of vacant lots and abandoned properties
- 3.5. Provide neighborhood entry and wayfinding signage
- 3.6. Construct covered bus shelters
- 3.7. Continue solar powered street lighting through-out the neighborhood (1.c.6)
- 3.8. Install traffic calming along NW 2nd Street
- 3.9. Implement a Housing Rehabilitation Grant program.

Sun Garden Isles Implementation Strategies – Long Term

- 3.10. Extend West Dania Beach Boulevard west to Bryan Road
- 3.10.1. Acquire right of way to extend West Dania Beach Boulevard
- 3.10.2. Continue roadway and construct a bridge across the C-10 Canal
- 3.10.3. Abandon and demolish the bridge at NW 1st Street

• **Sub Area 4: East Federal Highway**

E Federal Highway/Dania Beach Boulevard Implementation Strategies – Short Term

- 4.1. Continue code enforcement efforts related to property maintenance and use code enforcement including liens and if necessary foreclosure as a means to encourage maintenance and redevelopment (1.d.1).
- 4.2. Install landscape improvements along SE 2nd Avenue (1.d.2).
- 4.3. Identify and acquire properties within the area that will facilitate the creation of an urban village connected to the City Center (1.d.3)
- 4.4. Ensure that current or future development proposals incorporate elements of pedestrian connectivity to and from the urban village and the City Center.
- 4.5. Improve pedestrian safety through improvements to crossings and walkways.

• **Sub Area 5: City Center**

City Center Implementation Strategies – Short Term

- 5.1. Develop a “one-stop” community resource center (1.e.2)
- 5.2. Create opportunities and funding strategies for transit oriented redevelopment north of W Dania Beach Boulevard and east of NW 4th Avenue (1.e.3)
- 5.3. Create a public spaces and pathways plan for Federal Highway and east/west neighborhood connections (1.e.5)
- 5.4. Analyze options for an additional pedestrian crossing(s) between Dania Beach Boulevard and Stirling Road
- 5.5. Create a partnership with local businesses or universities to bring a targeted business incubator/accelerator to City Center
- 5.6. Actively attract and incentive art and design related business

City Center Implementation Strategies – Long Term

- 5.7. Improve West Dania Beach Boulevard including landscaping, curb and gutter and drainage (1.e.7)
- 5.8. Improve NW 1st Street with streetscape and signage as a prominent entryway to the Sun Garden Isles and NW 1st Avenue and NW 1st Avenue City Center
- 5.9. Bury powerlines along NW 1st Avenue from Stirling Rd to NW 2nd St. (1.e.9)
- 5.10. Provide landscaping along the west side of NW 1st Avenue (1.e.10)
- 5.11. Leverage City facilities in City Center to encourage development and potentially relocate facilities (1.e.11 & 1.e.13)

• **Sub Areas 6: Marine/West Bryan (combined from 2009 update)**

Marine Sub Area Implementation Strategies – Short Term

- 6.1. Adopt a Boat Facilities Siting Plan (1.f.4);
- 6.2. Facilitate local training programs to support the marine industry (1.f.5);
- 6.3. Engage with marine trade industries to assist in future marine industry growth
- 6.4. Acquire R.O.W along NW 3rd Terrace to realign Old Griffin Road (1.f.7)
- 6.5. Work with FEC and SFRTA to replace Dania Cut Off Canal FEC bridge.

Marine Sub Area Implementation Strategies – Long Term

- 6.6. Realign Old Griffin Road for Marine uses along the Dania Cut Off Canal (1.f.3)
 - 6.6.1. Extend NW 3rd Terrace to C-10 Canal.
 - 6.6.2. Demolish and replace Old Griffin Road bridge at NW 3rd Terrace (1.f.6)
 - 6.6.3. Bury or relocate power lines along Old Griffin Road (1.f.9)
 - 6.6.4. Vacate the R.O.W. along Old Griffin Road (1.f.2)

- 6.7. Work with FDOT to replace the Federal Highway bridge to provide for a higher bridge span.
- 6.8. Relocate utilities (water, wastewater, power) across the Dania Beach Cut off Canal to facilitate navigability.

- **Sub Area 7: CRA Wide Strategies to support Sub Area Redevelopment**

Land Acquisition and Disposition Implementation Strategies

- 7.1. Identify priority areas for redevelopment and make property acquisitions for assemblages to accommodate redevelopment (6.c).
- 7.2. Conduct an analysis to further refine the preliminary costs for acquisition of properties needed for implementation of the CRA Plan (6.d).
- 7.3. Create restrictions and covenants on publicly owned properties that run with the land to ensure that specific public purposes and/or CRA goals are met (6.e).
- 7.4. Acquire land, as identified in the CRA Sign Design Guidelines for the development of gateway signage (6.m – updated)
- 7.5. Begin acquisition of vacant lots in the CRA neighborhoods to utilize for replacement housing and/or other redevelopment purposes (6.r).
- 7.6. Acquire right of way for substandard streets throughout the CRA (6.s).

Land Development Implementation Strategies – Short Term and Ongoing

- 7.7. Market the CRA to attract and retain business and development (6.b)
- 7.8. Pursue opportunities for the CRA to engage in public private partnerships to achieve redevelopment goals (6.l)
- 7.9. Continue to employ Crime Prevention Through Environmental Design (CPTED) techniques as appropriate throughout the CRA (6.v)
- 7.10. Demolish and remove buildings and improvements as necessary to accomplish redevelopment purposes (6.x)

Infrastructure, Environment and Connectivity Strategies – Short Term and Ongoing

- 7.11. Optimize connectivity of sub-areas through improvements such as clearly defined pedestrian crosswalks and bicycle/pedestrian paths – ongoing (6.n)
- 7.12. Ensure that greenways in the CRA are designed to connect with greenways depicted on the Broward County Greenways Plan (6.p)
- 7.13. Encourage underground installation of utility lines (electric, phone, cable) in all areas or redevelopment or major development projects (6.p)
- 7.14. Complete sidewalk/pedestrian and streetscape improvements in all CRA neighborhoods (6.q)
- 7.15. Upgrade streets in all CRA neighborhoods to include curb and gutter, storm drainage, street landscaping and identifiable on-street and off street parking (6.t)

Goal 2: Eliminate Substandard Housing and Provide Affordable Housing Alternatives.

Housing Implementation Strategies – Short Term

- Identify funding and implement a neighborhood vacant lot acquisition program for replacement and infill housing (2.b)
- Create sewer hook-up funding/financing program for residential properties (2.d)
- Create a program and monitoring system to incent on-site owner/manager occupancy of multi-family rental properties (2.e.)
- Initiate a code enforcement program for illegal multi-family conversions (2.h)
- Create a series of pre-reviewed Florida Building Code compliant/energy efficient building plans for infill single family development. (2.j)
- Provide local home buyer readiness classes, Individual Development Accounts (IDA) and/or down payment assistance programs (2.l)

- Work with local trade associations, educational resources and workforce development organizations to create local programs to increase employment and income for residents of the CRA (2.n)
- Encourage a range of housing types to increase access for elderly transitioning, physically handicapped, and micro housing to address overcrowding and/or single preference housing. (2.t)
- Create an affordable housing trust fund that is tied to the mixed use zoning districts that would allow development to pay “in lieu” of providing affordable housing and that can be used to purchase vacant residential lots or properties for infill housing and/or improve existing housing stock within the CRA.

Goal 3: To Redevelop the CRA in a manner that is Energy Efficient and Sustainable.

Energy Efficiency and Sustainability Strategies – Short Term or Ongoing

- Seek Florida Green Building Coalition (FGBC) Local Govt designation (3.b)
- Coordinate with Broward County the Property Assessed Clean Energy (PACE) program to assist in financing energy efficiency improvements (3.d)
- Create a recycling collection program for items such as hazardous waste, electronics, and broken glass, which are not acceptable for regular recycle (3.f.)
- Conduct energy audits of all municipal facilities within the CRA and recommend improvements to improve energy efficiency (3.g)
- Ensure all CRA landscape projects include native and drought tolerant plants (3.i)
- Promote water reuse and recycling in all public and private developments and conduct community water reuse and rain barrel workshops for residents (3.j)
- Ensure all CRA vehicles purchased are hybrid or alternative fuel technology (3.l)
- Coordinate with FPL to encourage the installation of solar or other alternate energy source infrastructure within its existing transmission line easement (3.m)
- Provide “green building” continuing education to planning and zoning and building department review staff in order to certify new developments (3.o)

Sustainability and Adaptation Planning for Sea Level Rise Implementation Strategies

- Conduct an infrastructure risk assessment for the CRA
- Identify priority order as Adaption Action Areas (AAA) for 1, 3 and 5 foot sea level rise
- Implement mitigation strategies in terms of infrastructure upgrades in terms of priority areas identified within the AAA.

Goal 4: To Attract Targeted New Industries and Retain and Expand Core Industries.

Dania Beach Economic Development Strategic Blueprint, 2012 - Implement the recommendations as part of the CRA Plan implementation to expand and target new industries and economic opportunities.

Dania Beach Economic Development Strategic Blueprint April 2012



BSA completed a thorough **community assessment of Dania Beach to identify the strengths** of the community. This included consideration of factors that can be important in the site selection process such as the **strengths of the location, population, available workforce, educational attainment, business climate, incentives at the state and local level, transportation infrastructure, available property, access to higher education and quality of life factors, including cost of living and access to healthcare, as well as other key assets of the community.**

Recommendations

- **Entrepreneurship** (<http://www.flvec.com/>)

- Organize networking events for entrepreneurs
- Connect entrepreneurs to support in Florida and Broward County
- Determine a potential location in the downtown area
- Seek support from state and local sources
- Find location in downtown area for an Arts Center or Incubator
- Visit other artist centers or incubators in the region
- Pursue funding for the project
- **Existing Business / Industry**
 - Identify key existing companies
 - Develop a standard process for company visits
 - Continue memberships in regional/local marine industry organizations
 - CRA should become more active in MIAASF and the Marine Mile Association
 - Continue to support the Dania Beach Design District
 - Develop relationships with representatives of the Dania Beach Design District
 - Develop relationships with representatives of the Design Center of the Americas
- **Incentives**
 - Develop rent subsidy program with description, guidelines and application - Market this program to downtown property owners
 - Develop rent subsidy program with description, guidelines and application - Market this program to potential retail tenants/brokers
 - Develop a Job Creation Incentive Program Tied to Wages with guidelines and application - Market this program to employers
- **Marketing/Communications**
 - Develop and adopt key messages
 - Design a presentation template
 - Use the new DBCRA logo in all marketing materials
 - Expand and update the DBCRA website
 - Explore social media opportunities
 - Develop partnerships to expand marketing reach
 - Participate in Make a Difference Day
- **Product Development**
 - Identify key developers to target - Invite to tour identified sites
 - Consider a public-private partnership with the developer
 - Ensure that identified property is posted on the DBCRA website
- **Quality of Place**
 - Designate the Dania Beach Creative Arts District - Market the District
 - Identify an area of town to be the focus of the program
 - Determine the definition of an “artist” for the program
 - Offer incentives for artist relocation
 - Establish an Arts Committee
 - Organize a monthly Art Walk
 - Incorporate public art throughout Dania Beach
 - Select areas of focus and specific projects
 - Determine the timing of the clean-up campaign
 - Invite members from community organizations to participate
 - Publicize the program
- **Regionalism**
 - Continue membership in the GFLA (Alliance)
 - Present this Blueprint to the Alliance Staff

- Identify Other Partner Organizations in the Region
- **Sustainability**
 - Determine and track sustainability indicators
 - Compile and implement list of sustainability policies and programs
 - Participate in Waterfronts Florida program
 - Seek Clean Marina designation
 - Expand community recycling efforts
 - Establish a community garden
 - Continue to participate in Beach Sweep programs
 - Consider incentives for private developers and business/industry achieving LEED or other similar certifications
- **Targeted Business Opportunities**
 - Assign staff time to focusing on retail
 - Consider hiring a consultant to develop a retail strategy
 - Gather data important to retail developers and post on the DBCRA website
 - Continue to be a member of ICSC - attend ICSC events/conferences
 - Join International Franchise Assn (IFA) - Attend events/conferences
 - Work with the Seatech Institute for Ocean and Systems Engineering
 - Work with the Nova Southeastern University Oceanic Center Campus
 - Support development of a resort/full-services hotels and a casino

Goal 5: To Enhance Redevelopment Activities through an Active Marketing Strategy that Supports Redevelopment Initiatives.

Marketing and Business Recruitment

Marketing Research - create a useful and tailored marketing plan to identify the appropriate mix of retail, office, and residential for the CRA. The intent of this plan is to provide information for businesses, landlords, and developers indicating what profitable business opportunities exist given the market socio-economic character and dynamics of the market.

Advertisement and Promotions - ensure awareness of investment, development, business, and residential opportunities within the redevelopment area. In addition, there will also be a need to provide promotional support for area businesses and to create an identity (branding).

Create Promotional Campaigns aimed at increasing business volume and residential interest in the area. Appropriate media venues shall include, but not be limited to, visual (television commercials), audio (radio commercials), digital (internet web site), and print media (newspaper, magazine, specialty publications, marketing collateral). The CRA also will be empowered to pay for other promotional efforts, including but not limited to, staff, consultants, materials production costs, distribution costs, special purpose equipment systems and events. Business and Redeveloper Recruitment - The CRA may fund the costs to recruit quality businesses, investors, and redevelopers to the community redevelopment area.

Business Development - Economic gardening is a practice that supports existing businesses and builds growing industries from the bottom up. Of primary importance to this Plan is the CRA's ability to provide programming and assistance to existing businesses. Programs include guest speaker/trainings; financial and technical assistance, marketing and ancillary activities supported by the CRA that draw visitors and new residents. As the CRA redevelops program funding should continue to be allocated for these activities and the CRA should have the fluidity to change the types and processes for providing business assistance that will respond to emerging industries and trends.