

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
JUNE 8, 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 Resolution No. 2021-070, adopted May 11, 2021, related to conducting public meetings while under the public health emergency related to the spread of Novel Coronavirus Disease 2019 (COVID-19). The City Commission Chamber 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
June 8, 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://webinar.ringcentral.com/j/1499747840>

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: 149-974-7840

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, JUNE 8, 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 May 11, 2021 CRA Board Virtual Meeting
 Approve Minutes of May 13, 2021 CRA Board Virtual Workshop
2. Travel Requests: None

6. PROPOSALS AND BIDS

7. DISCUSSION AND POSSIBLE ACTION

1. At Home Dania Beach-CRA Properties
2. CRA Board Composition/CRA Advisory Board

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: June 8, 2021
Re: **Administrative Report**

1. RESIDENTIAL BEAUTIFICATION PROGRAM

Background

A major focus and goal of the Dania Beach Community Redevelopment Agency (CRA) plan is the elimination of slum and blighted conditions through residential revitalization. The CRA's At Home Dania Beach program is a comprehensive approach to revitalization by transforming the residential housing landscape within the Community Redevelopment Area, through its affordable home development, and beautification program.

The At Home Dania Beach Residential Beautification Program, was established in 2018 to help single-family homeowners with the assistance needed to enhance the street-visible appearance of their property. Under the Beautification program, the Dania Beach CRA working with a contractor, aids qualified homeowners through façade painting and limited landscaping. By participating in the program to beautify their homes, these residents help to improve the overall aesthetics of the neighborhood and increase property values.

Beautification RFP 2021

The Dania Beach Community Redevelopment Agency (CRA) is issuing a Request for Proposals for a Contractor to work on its At Home Dania Beach Residential Beautification Program. The selected company will provide façade painting and minor landscaping services for forty (40) eligible homes in all sub-area neighborhood residences within the Community Redevelopment Area.

The previous project contractor revitalized 90 properties as stated in the Agreement with the CRA and enhanced an additional eight properties beyond the terms of the contract.

2. DANIA BEACH INNOVATION ECOSYSTEM

Background: An Innovation Ecosystem is complicated and has many different platforms to support entrepreneurs and early-stage ventures. The specific components that may be appropriate for any given ecosystem will vary, but will generally include:

- Education
- Location & Events

- Mentorship
- Incubation & Acceleration
- Funding
- Talent



Update

Dania Beach Business Academy: Through collaboration with SCORE, FIU/M2M, Business Briefings, and NDC, we developed the first course curriculum of the Dania Beach Business Academy - “Passions to Profits”. This will be an online program with 2-hour sessions, once a week for 4 consecutive weeks. The course content is as follows:

July 8, Entrepreneurial Development (FIU/M2M – Dr. J. Chris Ford)

July 15, Start Your Business (SCORE - Richard Morgenstern)

July 22, Business Plan/Financial Plan (SCORE - George Gremse / Eric Yankwitt)

July 29, Fund Your Business (Business Briefings - Bryan Cunningham / NDC – Joe Gray)

We will promote this program through direct CRA channels in the CRA, e.g., Dania Beach Chamber, local community leaders, local business leaders, and our social media platform. Dr. Ford has agreed to promote our program to his FIU Entrepreneurship grads. Broward Technical Colleges has agreed to promote this program in their schools AERO partners will promote our program over each member’s network. NDC will promote our program over their national network. (See the attached promotional flyer.)

3. 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: The RFP for event production services has been assigned an RFP number and is in the City Attorney's office for review.

4. DANIA BEACH ARTS & SEAFOOD CELEBRATION

Background:

The Dania Beach CRA presents its Award Winning, Annual Dania Beach Arts and Seafood Celebration (DBASC) to attract thousands to the City for an enjoyable and unique Dania Beach experience, while showcasing the positive revitalization occurring in Broward's First City and providing great economic activity for businesses and the community.

The event was introduced in 2013 and during its first seven years has won 38 Florida Festival and Events Association State Awards making it a top contender in the entire State of Florida.

This free event is the largest held in the city over a two-day period Saturday and Sunday, at Frost Park, 300 NW 2nd Street. Over 20,000 guests pack the park to enjoy live music, a juried art and crafters showcase, live performance art featuring the creation of a 75-ton sand sculpture, family activities, a chef showcase, and delicious culinary delights.

The 2020 8th Annual DBASC was cancelled fourteen days before its scheduled run because of the COVID-19 global pandemic.

Update:

As COVID-19 restrictions continue to diminish, scheduling and preparations for similar large-scale events occurring in 2022 are now being made throughout the State.

In this context it is important to note the following regarding the potential staging of the DBASC next year:

- Event production must be activated immediately and includes.
 - Research and securing a date at the end of March or the first week in April. (This is necessary to lock in all services early for that time).
 - Prepare Agreement with Event Producer Standing Ovations to start work.
 - Activate the ZAPP application to facilitate artists and crafters registration.
 - Develop the event sponsorship brochure and reach out to potential sponsors immediately.
 - Book Entertainment and performance artists early.

Direction: On the Board's direction, the CRA will initiate preparation to produce the Dania Beach Arts & Seafood Celebration 2022 event.

5. COMMERCIAL PROPERTY IMPROVEMENT GRANT PROGRAM

Background: For nine years, the CRA has provided various grant programs to assist business owners with making interior and exterior improvements to their properties. At the October 10, 2016, CRA Board meeting, the Board authorized the sunset of the Façade Improvement and Merchant Assistance Grants and created the Commercial Property Improvement Program. This action authorized the following revisions:

- Maximum grant amounts on a sliding scale from \$10,000 to \$20,000 dependent on the linear square footage of the frontage of the property.
- Limit eligibility to Federal Highway and Dania Beach Boulevard. (US-1/Federal Highway and Dania Beach Blvd from SW 5th Avenue to Gulfstream Road)
- Applicant match increased 30% versus previous 20%.
- Properties that have received the maximum grant funding through any CRA program over the previous 5 years are not eligible. An applicant may reapply after the 5-year period, or prior to for the remainder of the maximum grant amount.
- Eligible improvements are limited to the exterior of properties only.

Update: Community input during the May 13 CRA Workshop requested expanding the Commercial Property Improvement Program from just the Federal Hwy./Dania Beach Blvd. corridors to all commercial corridors in the CRA. CRA staff is awaiting direction from the Board.

6. 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 was delivered to the CRA office during the week of April 26. The plans are in the review process.

7. ECONOMIC DEVELOPMENT UPDATE

The CRA celebrated our Small Businesses all month long in May 2021. We first introduced this event to the community via our *Shop Local, Live Local, Love Local* Ad in the Dania Beach Press. Through our social media platform, we demonstrated the importance of shopping local. Statistics show that if Dania Beach residents spend just \$10 per week at a local small business, that would add over \$300,000 to supporting small businesses. We followed up by posting some grant programs that the CRA is currently offering such as the Small Business Resiliency Reimbursement Grant where businesses who have had COVID-19 related expenses may be reimbursed up to \$1,000. We shared some success stories as we reintroduced our Commercial Property Improvement Grant. Stories featured Associate MD and The Fish Grill. Because we know not all businesses are created equally, the CRA provided Business Resources and weekly Business and marketing tips to existing businesses, and new businesses. We also continued our business outreach, and featured establishments through our Local Business Spotlight Campaign.

Spotlight on Business Campaign: The following are companies featured through Facebook Posts.

- Ideal Food Basket, May 28th
- Fish Grill Restaurant, May 19th
- Night Market at Dania Pointe, May 15th
- Sheri Kaplan, May 14th
- Historic Dockers Restaurant & Pub, May 11th
- Associates MD Medical Group, May 10th
- WMODA Wiener Museum of Decorative arts, May 4th
- 3 Sons Brewing Co., May 3rd,
- The Casino at Dania Beach, May 1st

Monthly Theme

The CRA is participating in the City's June Monthly Theme project. During the month, we will focus on Diversity in Local Businesses by providing information on business certifications for the following: **(MBE)** Minority-Owned Business, **(WBE)** Women-Owned Business, **(DBE)** Disadvantaged Business Enterprise. We will highlight the criteria requirements, how to obtain certification and why each is beneficial. Other information will be shared on a weekly basis. This month we will also take the time to highlight Juneteenth and feature the importance of **Diversity and Inclusion** in the workplace.

Other Work in Progress

Oasis Point Residences Job Fair: The CRA is currently working with Cymbal Development and Plaza Construction, to schedule a Job Fair to attract construction workers for the Oasis Pointe Residences

Both Cymbal Development and Plaza Construction have been registered with Broward's CareerSource. The Job fair is being held on Thursday, June 24th from 5pm-7pm at the Plaza Construction / DLT office located on Stirling Road. A Job Fair Flyer is attached to this report.

8. SOCIAL MEDIA MARKETING UPDATE

The following provides a report on social media marketing for the first quarter of 2021.

For our social media campaign, we executed approximately 90 posts inclusive of Dania Beach business spotlights, national holidays such as Law Enforcement Appreciation Day, City-wide events and projects promotions, PATCH happenings, and #ILoveDaniaBeach highlights. These posts resulted in over 50,000-page impressions, a little under 1,400-page reactions, and over 34,00 post engagements.

Also, for the month of May, the CRA extended small business week to Small Business month continuing efforts to push local sites around the city to see, live and love.

During this quarter we also had 1,311 visitors to the Dania Beach CRA website with 3,731 page views, with the top pages being CRA plans, district maps, first time homebuyers' program, developments, and permits.

9. PATCH Update

- The PATCH Team is continuing to provide produce for the Online Market while also preparing the PATCH for summer growing and resting certain plots. During the summer, work will begin on planning and preparation for the fall growing season.
- Our USDA Consultants participated in a Health Clinic in Fort Lauderdale with the University of Miami Medical School and the YMCA of Fort Lauderdale. The Mobile Market featured the sale of our popular PATCH in the Bag farm to table package which includes a recipe and ingredients. This was well received. A photo of the PATCH at the event up is attached to this report.
- Our consultants also presented at the UHP/South Broward Food Hub Cohort Meeting and discussed the importance of connecting with local agencies and people that also might be working in the communities that are underserved. This helps to prevent silos and allows for leverage and coordination of services between communities.
- Consultants are also preparing for the next South Broward Food Hub Meeting as well as working towards a presentation for Grantmakers in Health (GIH). GIH is a group of funders who might be interested in working with the PATCH by providing funding for programming.

- The Team is working on the new Vermi-composting program, and we are anticipating sponsorship to expand composting at the PATCH.
- We are also preparing to work on our Urban Health Partnerships (UHP) South Broward Community Health Hub and our Mobile Market will go on location with the Community Enhancement Collaboration. Urban Health Partnerships provided an \$18,000 grant to the Dania Beach PATCH to create economic opportunities to help us become sustainable. UHP also provides technical assistance to other Dania Beach programs including Love Our Nation, and St. Ruth Missionary Baptist Church.



PASSIONS TO PROFITS

"A service provided by the Dania Beach CRA"

The Dania Beach Business Academy (DBBA) supports businesses for success.

DBBA programs consist of four classes, held one day a week for two hours (6pm-8pm), over four weeks. Those attending all four class will be DBBA Graduates and will receive a graduation certificate, be honored by the City Commission, and be recognized on the Dania Beach Community Redevelopment Agency (CRA) website. As the CRA's investment into our businesses, all classes will be offered at no cost.

FREE ONLINE BUSINESS COURSES!

- July 8 | From Hobbyist to Entrepreneur - Where can your dreams take you?**
- July 15 | Start Up Your Business for Success!**
- July 22 | A Good Business Plan & Savvy Financial Plan Is Your Map to Success.**
- July 29 | Money to Start and Grow Your Business.**

REGISTER ONLINE TODAY!

https://score.zoom.us/webinar/register/WN_9uGtdrrtTG6vjyV_Cb2Tvw

100 West Dania Beach Boulevard, Dania Beach, FL 33004
For more info cra@daniabeachfl.gov | www.DaniaBeachCRA.org

MEET YOUR PASSIONS TO PROFITS BUSINESS EXPERTS



Dr. J. Chris Ford, Prin. Scientist & Mission-to-Market Mgr
FIU Applied Research Center (ARC)

Dr. Ford is an expert in building inclusive innovation ecosystems & programs for technology transfer and commercialization. Dr. Ford served as a change agent to catalyze the DOE technology commercialization ecosystem while assisting minority & small businesses, impacting underserved communities, and inclusion of minority serving institutions.



Joseph Gray, Sr. Director
National Development Council

Mr. Gray has extensive experience on a wide range of housing and economic initiatives including home ownership and multi-family rental projects, Community Land Trusts and other shared equity programs, neighborhood and community redevelopment plans, and public facilities and infrastructure projects.



George Gremse, Chairman
SCORE Broward

Mr. Gremse has held CEO, President, and COO positions in national and international businesses. Designed business strategy, restructured under-performing businesses, and improved operations to increase profitability. Mr. Gremse can help you deal with current issues or opportunities or help you plan where you want to take your business.



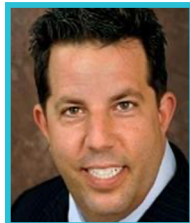
Richard Morgenstern, Vice-Chair for Chapter Programs
Webinar Production SCORE Broward

Mr. Morgenstern has worked for large & small companies as well as having started and grown numerous successful businesses in varied industries such as technology, finance, product development, real estate, construction, and distribution. His areas of expertise includes, Marketing, Operations, Product Development & Mfg, and Finance & Insurance.



Bryan Cunningham, Co-Founder
VP Business Development Business Briefings, LLC

Formally Entrepreneurship Center Director at the Urban League of Broward County, he provided strategic leadership for disenfranchised business owners. As such was able to deploy over \$3 million dollars in small business capital across the state of Florida and provided technical assistance to minority and small business owners.



Eric Yankwitt, Principal
Yankwitt Law Firm PLLC

Mr. Yankwitt is a self-employed accountant, attorney, and mediator with 20 years of experience. He also operates Advisory Tax Services, Inc. an accounting firm that handles personal and business accounting, budgeting and QuickBooks data entry, tax planning and preparation, IRS audits and settlement offers. Mr. Yankwitt is also President of Florida Community support.

DBBA COLLABORATIVE PARTNERS



OUTREACH... INCLUSION... DIVERSITY
COMMUNITY... BUSINESS... INVESTMENT

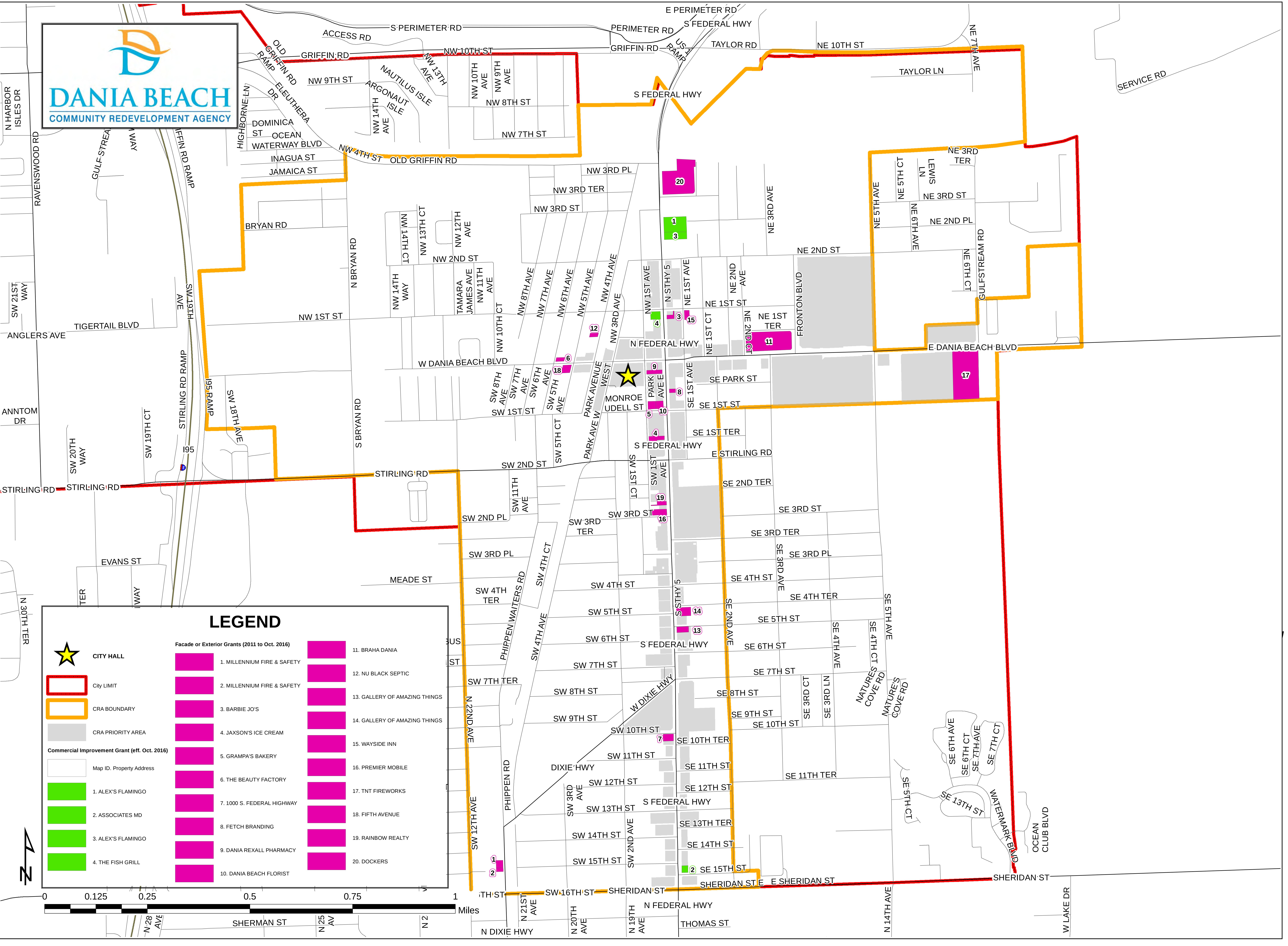
The Dania Beach CRA Celebrates one
of the Greatest Things We Have in Common...



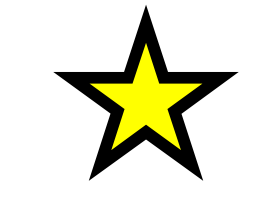
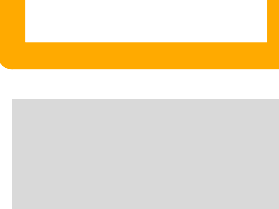
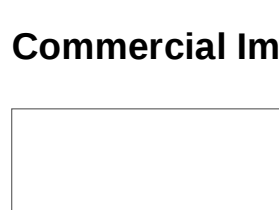
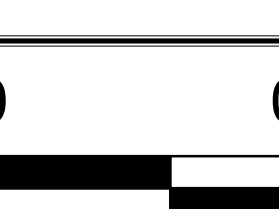
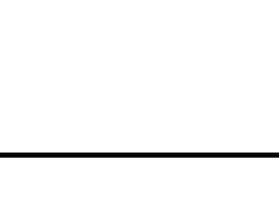
The Power of Our Differences Keeps Our City
and Community Innovative and Inclusive.
Let us Live and Work Well Together

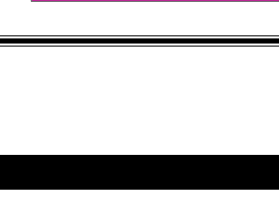
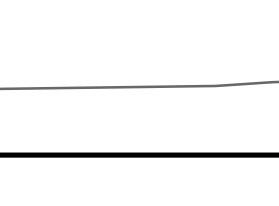
Support our Dania Beach Businesses... Shop Local

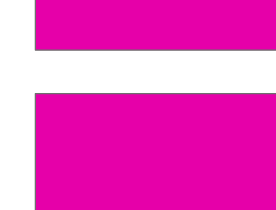
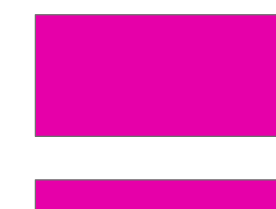
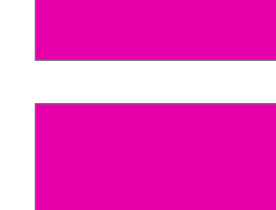
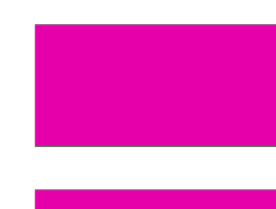
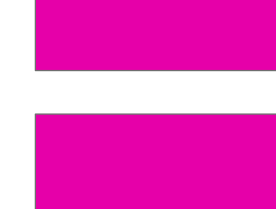
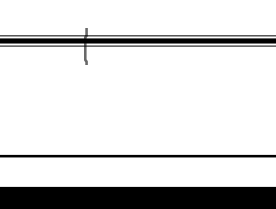
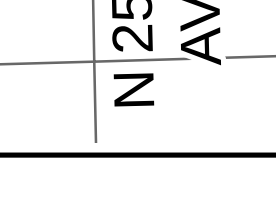




LEGEND

- **CITY HALL**
- **City LIMIT**
- **CRA BOUNDARY**
- **CRA PRIORITY AREA**
- Commercial Improvement Grant (eff. Oct. 2016)**
- **Map ID. Property Address**
- **1. ALEX'S FLAMINGO**
- **2. ASSOCIATES MD**
- **3. ALEX'S FLAMINGO**
- **4. THE FISH GRILL**

- Facade or Exterior Grants (2011 to Oct. 2016)**
- **1. MILLENNIUM FIRE & SAFETY**
- **2. MILLENNIUM FIRE & SAFETY**
- **3. BARBIE JO'S**
- **4. JAXSON'S ICE CREAM**
- **5. GRAMPA'S BAKERY**
- **6. THE BEAUTY FACTORY**
- **7. 1000 S. FEDERAL HIGHWAY**
- **8. FETCH BRANDING**
- **9. DANIA REXALL PHARMACY**
- **10. DANIA BEACH FLORIST**

- **11. BRAHA DANIA**
- **12. NU BLACK SEPTIC**
- **13. GALLERY OF AMAZING THINGS**
- **14. GALLERY OF AMAZING THINGS**
- **15. WAYSIDE INN**
- **16. PREMIER MOBILE**
- **17. TNT FIREWORKS**
- **18. FIFTH AVENUE**
- **19. RAINBOW REALTY**
- **20. DOCKERS**

LOOKING TO HIRE FOR DANIA BEACH PROJECTS

OASIS POINTE NOW HIRING

JOB FAIR | June 24th | 5:00PM – 7:00PM

1211 STIRLING RD. SUITE 107, DANIA BEACH, FL 33020

CYMBAL DEVELOPMENT

DLT GLOBAL

**PLAZA CONSTRUCTION &
PROJECT SUB-CONTRACTORS**

*Job Fair facilitated by the
Dania Beach CRA*

**LOOKING TO HIRE HIGH-PAYING
CONSTRUCTION WORKERS.**

- DANIA BEACH RESIDENTS ARE ENCOURAGED TO APPLY
- BRING YOUR RESUME AND REFERENCES

CYMBAL
DEVELOPMENT



 **PLAZA
CONSTRUCTION**





PATCH MOBILE MARKET FORT LAUDERDALE

Saturday, May 8th 2021

MINUTES OF VIRTUAL MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, MAY 11, 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 Report

Director Chen reviewed the information included in the agenda packet, consisting of updates of the At Home Dania Beach residential program, Innovation Ecosystem (Dania Beach Academy/Patents to Paychecks, targeted to begin online in July and anticipating 10 people per class with increasing numbers over time), and CRA property issues and maintenance. He noted he would like to bring disposition of some CRA properties before the Board for discussion at the next meeting.

Chair James noted the properties were not given to the CRA by the City for disposal, but were intended for the At Home Dania Beach residential program.

Director Chen addressed his understanding of the strategy for the Smith properties. A lot of progress has been made.

Director Chen temporarily lost his virtual meeting connection.

The Consent Agenda was taken up at this time pending Director Chen's return to the meeting.

Pending the return of Director Chen, a brief discussion ensued regarding bringing Dania After Dark back.

Chair James recessed the meeting at 5:55 p.m. and reconvened the meeting at 6:00 p.m. with all present as before.

Director Chen continued with his report and addressed Dania After Dark. He noted the Atlantic Studios contract has expired and the renewal was terminated by the previous Director; we will have to go out for a new RFP, the re-written draft of which he submitted to the Purchasing Department last week.

In response to Chair James, City Attorney Ansbro noted competitive bidding could be waived.

Board Member Lewellen felt competitive bidding should not be waived; there are many companies that exist and would be willing to bid.

Director Chen explained the new RFP and changes made from the previous version.

Board Member Odman questioned the timeline and when we can anticipate the budget impact.

Director Chen responded we were paying \$5,000 per month under the previous contract; he expects over the last two-year time span, prices have increased because a lot of communities have begun outdoor events and production companies are involved in all of them.

Chair James asked if we had the option to extend the event down the street if it becomes very successful with greater attendance.

Director Chen felt there are opportunities to expand the event area; he thought taking it a block south would be good logistics. Extending west on Dania Beach Boulevard would not be good due to access issues with the parking garage.

Chair James asked that it be kept in mind where to expand if needed.

Board Member Lewellen noted there would be cost and safety factors that would have to be explored before expanding the event area. She felt the Board should see the RFP before it goes out and have an idea of the cost before we move forward. There have to be plans for rain dates as it costs us even if the event is cancelled.

Director Chen explained there is land area for expansion where we could install tent anchors and erect a tent for the event in case of rain.

Chair James noted band members and vendors expect to get paid even if the event is rained out.

Director Chen said this is something that needs to be addressed and discussed with the chosen vendors and bands. It may be worthwhile exploring a strategy to figure out a way of having an insurance policy such as a tent that could be erected on event day. More research on a tent is needed.

Board Member Lewellen suggested including rain events in the RFP for the production company to come up with creative options.

Director Chen noted he would add this to the RFP and would circulate the RFP to the Board for review.

Director Chen continued with his report which included an overview of a pilot program to promote our businesses for the entire month of May, a job fair for Oasis Point (in corroboration with CareerSource Broward), the Dania Beach PATCH, and schematic drawings for the Smith properties and a flyer of activities for the month of May that were included in the agenda packet.

4. Presentations

There were no presentations on this agenda.

5. Consent Agenda

5.1 Minutes:

Approve Minutes of April 13, 2021 CRA Board Virtual Meeting

5.2 Travel Requests: None

Board Member Odman motioned to approve the Consent Agenda; seconded by Vice-Chair Salvino. 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

There were no comments at this meeting.

9. Information Items

There were not items on this agenda.

10. Adjournment

Chair James adjourned the meeting at 6:25 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

TAMARA JAMES
CHAIR – CRA

MINUTES OF VIRTUAL WORKSHOP
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
THURSDAY, MAY 13, 2021 – 4:30 P.M.

1. Call to Order/Roll Call

Chair James called the meeting to order at 4:35 p.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.
-------------	-----------------------

2. Items for Discussion

- 2.1 Interactive discussion with community leaders, CRA residents, CRA businesses, and stakeholders to identify current issues and concerns in the CRA

Reverend Paul Wiggins thanked the CRA Board for this opportunity to discuss the CRA area. He addressed the minimal development opportunities in the CRA area and noted large-scale developments occurring beyond the CRA borders. He noted the primary concern for the stakeholders, who are major property owners in the CRA area, is how they can develop property so that it is not only the large developers benefiting. He questioned what is available to the community, especially in the NW area, in terms of opportunities to develop something that the community can be proud of.

Chair James thanked the CRA staff for the materials provided. She felt we need to include the NW section in the façade and exterior grants program.

Director Chen addressed the changed program which has become a façade grant program specific to the frontage on Federal Highway.

Chair James felt we need to open up the opportunity to other areas in the CRA district. We also need to create a zoning district that would allow more density for smaller tract developers.

Board Member Odman thought today's discussion was to address matters in Reverend Wiggins' letter to the Board.

Chair James clarified she was not speaking on expanding the CRA area, but instead including the NW section within the CRA for eligibility for the façade grant program. She felt we need some sort of advisory board so we have direct access to people involved in the district to bring the CRA Board information and details.

Chair Odman thought the suggestion was to add in stakeholders to the CRA Board itself.

Reverend Wiggins clarified his intent was for creation of an advisory board that sits with the CRA Board. Some development that has occurred has not had in-depth discussion with the community stakeholders.

Chair James thought perhaps one member of the CRA Board could be a liaison to the advisory board.

Director Chen addressed advisory boards as an extension of CRA Boards.

Chair Lewellen felt it is a good idea to have an advisory board focused strictly on the CRA. Her concern is that we cannot make it strictly for residents as the CRA encompasses more than residential neighborhoods. We would need to open it up to the businesses and business owners.

Discussion ensued regarding structuring an advisory board.

Board Member Davis agreed there should be an advisory board to the CRA.

Chair James asked Director Chen, with the assistance of the Legal Department, to bring back information regarding formation of an advisory board.

The Board consensus was to move forward with investigating the creation of an advisory board to the CRA.

Rodney Collins felt it is not the proper vehicle to cover the area in the NW that is not in the CRA area. He felt what needs to be done is to bring buildings up out of the ground; the CRA purview does not allow for this type of activity. He addressed the past history in the NW area at the hands of the City and felt it is the City's responsibility to bring businesses back to the area. He does not see the CRA as being the vehicle to get businesses and buildings built, and addressed measures the City should take to revitalize that which was traditional.

Chair James noted zoning could be changed under certain circumstances.

Reverend Wiggins agreed with Mr. Collins and referenced the CRA Plan summary; a good place to start is to update the CRA Plan to make it more targeted. He spoke of creation of a business district in Sun Garden Isles and extension of the City Center area to the west to include 5th Avenue.

Board Member Lewellen noted the MPO has a plan for NW 1st Street and we have an upcoming Parks Master Plan workshop. She wanted to make it clear there is something happening.

Mr. Collins responded this does not address the need for businesses; we need more than cosmetics, such as businesses coming out of the ground.

Discussion ensued.

Chair James noted updating the CRA Plan would be an opportunity for the community to have input. She asked Director Chen to provide a timeline for the CRA Plan update.

Board Member Lewellen added we are also supposed to have strategic planning for the CRA.

Albert Jones said there would not ever again be 10-acre sites in Dania Beach. He spoke of the CDBG grants for specific areas and questioned why those type of grants could not be brought back. These could be incentives to bring in a business district off of 1st and 5th.

Discussion ensued regarding CDBG dollars.

Director Chen noted CDBG money comes to the City and the City determines what it will be used for.

Chair James addressed CDBG funding used in the past.

Further discussion ensued regarding CDBG dollars.

Chair James felt the City Manager should bring the Commission ideas for how the CDBG money could be spent and perhaps have a workshop.

Kim Ford spoke about updating the CRA Plan and developing a business enterprise zone to revitalize some of the existing properties and historical properties.

Director Chen noted he has heard very astute ideas and observations. He will collaborate with the City Manager to coordinate City and CRA efforts. He also noted the CRA Plan is long overdue for an update; plans should be updated every 3-4 years. The CRA has funding to update the plan; when the City's Strategic Plan has been brought to a close, he would like to move forward with updating the CRA Plan. He addressed zoning changes, historic designations, programs and incentives, and highest and best use of property. He added all of the things discussed have a financial impact.

David Nuby spoke of having a historical report given to Director Chen.

Director Chen noted he would have no objection; he would not want to endanger any historical properties.

Discussion ensued.

Mr. Collins said it is time to commit to doing something now.

Director Chen encouraged the participants to contact him to give him a tour.

Pastor Jonathan Thomas echoed the sentiments of everyone who had spoken.

Chair James questioned the timeline for the CRA Plan update.

Director Chen responded we would need to do an RFP for a consultant; the cost would be around \$50,000. He did not want to initiate the plan update until the City's Strategic Plan is completed. He confirmed money has been budgeted for the plan update.

Chair James felt we should move forward with the RFP now to get a jump on the process.

City Attorney Ansbro clarified requirements of the makeup of the CRA Board.

Discussion ensued about adding members to the CRA Board.

Board Member Lewellen requested all of the legal options for the makeup of the CRA Board.

Board Member Davis felt the CRA Board should be expanded.

Commission Odman was in favor of discussion regarding expansion of the CRA Board and information be brought to the June 8th CRA Board meeting.

Chair James said all of the options should be available to vote on at the June 8th meeting.

City Attorney Ansbro noted County requirements would need to be looked into.

Bishop Pope questioned the intent.

Chair James clarified we are looking into adding two people to the CRA Board.

2.2 Discussion of the reprogramming of funding allocated to provide financial/rent assistance to Dania Beach CRA residents impacted by COVID-19

Director Chen noted the portion allocated to the CRA is \$250,000 and it had been designated for a residential assistance program. He addressed the changes to date with other assistance available from the federal government and noted the CRA monies could probably be better used for other purposes. He had spoken to the Finance Director and the funds are earmarked. The Finance Director's concern is that any program would be in compliance with the Inspector General requirements.

Chair James said she wants to know the details of how the money could be used.

Director Chen noted he would speak with the Finance Director for details on how the money could be spent.

Chair James suggested we wait to discuss this until we know how we may be able to repurpose the money.

City Manager Garcia noted the Finance Director would provide an update as soon as we have the clarity of how the money may be used.

Board Member Lewellen agreed we should wait until we know the details.

Chair James felt this workshop has been a great conversation; it gives us a to-do list. She looks forward to updating the CRA Plan.

Reverend Wiggins thanked the CRA Board for giving the stakeholders the opportunity to share their ideas.

3. Adjournment

Chair James adjourned the meeting at 6:14 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

TAMARA JAMES
CHAIR – CRA

CITY OF DANIA BEACH

Agenda Request Item

Type of Request: Discussion

Continued from:

Requested Action (Identify appropriate Action or Motion)

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

Fiscal Impact/Cost Summary

Exhibits Attached
At Home Prop Memo 21-0608, Ex A - CRA Property, Ex B - 117 PW RD

MEMORANDUM

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

From: Michael Chen, Executive Director

Date: June 8, 2021

Re: At Home Dania Beach / CRA-Owned Properties

Background

Through various transfers and acquisitions, the CRA has acquired a total of 16 properties, with a total of 79,241 square feet (1.82 Acres) of land. The characteristics of the parcels are varied and include the following:

1. Potentially buildable: 11 parcels, with a total of 47,559sf (1.09 ac) of land.
2. Developed: 1 parcel, with 5,022sf (0.12 ac) of land and a building of 5,512sf (2 DU)
3. Right-Of-Way: 1 parcel, with 10,260sf (0.24 ac) of land; and
4. Smith Store: 3 parcels, with a total of 16,400sf (0.38 ac) of land.

Update: The subject of this update are the 11 parcels of listed in bullet 1 above. (See EXHIBIT A.) The 11 parcels in this discussion total 1.09 acres and can be grouped as to being “buildable” lots due to their size or dimensional configuration, as follows:

- A. Buildable: 6 parcels, ranging in size from 3,750sf (irregular dimensions) to 4,231sf.
- B. Buildable with reconfiguration: 4 adjacent parcels of approx. 1,995sf each (119 – 125 Phippen Waters Rd). Each property is too narrow for a viable site plan, but combined provide an ideal site for low-density multifamily housing, e.g. townhouses.
- C. Not buildable: 1 parcel of 1,992sf (115 Phippen Waters Rd). This is a stand-alone site that is too narrow for a viable site plan.

Recommendation: The CRA recommends the following actions/strategies:

- Secure surveys for 14 parcels (11 + 3 Smith parcels @ \$450 ea.) \$6,300
- Secure appraisals for 11 parcels (@ \$300 ea.) \$3,300
- Put the 6 parcels in group A above up for development by RFP. Keep City/CRA out of design/development risks. To achieve objectives, impose covenants on the land. Options to consider (every condition that limits the land use or qualified buyer reduces land value):

- No conditions, market-rate sale for residential development.
- Mandate single-family house.
- Mandate affordable housing 80% Broward AMI (M-D sells these lots for \$10).
- Mandate workforce attainable housing 120% Broward AMI.
- Developer required to provide homebuyer training by HUD approved housing counseling agency and pre-qualify AMI criteria buyers.
- Require Board approval of schematic elevation, site plan, floor plan before const.
- Any/all buyers must meet income criteria, completed home-owner, if applicable.
 - Require existing CRA resident as qualified buyer.
 - ⊕ Provide At Home \$10,000 down payment assistance to CRA buyer.
 - Prefer existing CRA resident as qualified buyer.
 - ⊕ Provide At Home \$10,000 down payment assistance to CRA buyer.

Additional Recommendation: The CRA recommends the following actions/strategies:

- Approve the acquisition of 117 Phippen Waiters Rd (est. market value \$20,000 - \$25,000) (See EXHIBIT B)
- Unify the acquired parcel with the 5 existing CRA-owned parcels, resulting in 6 adjacent parcels (115 – 125 Phippen Waiters Rd) totaling 11,965sf.
- Put the unified parcel out for development via RFP, with covenants mandating low-density workforce attainable (120% Broward AMI) housing – townhouses with no buyer qualifications other than income criteria.

At Home Dania Beach: Summary (Developer = Miami-Dade Affordable Housing Fndn.)

- CRA conveyed title to 6 sites to Developer for \$1.00 each. (Est. value by appraisal is \$10.00/sf.)
- Developer is to build a single-family house on each site within a specific time:
 - CRA can recover sites if schedule is not met and extension is not granted.
 - CRA developed and paid for the construction drawings.
 - Developer obtained and paid for the building permit.
 - CRA chose the construction company – Developer contracted their services. Developer had to “front” funds to the contractor, as they were under-capitalized.
 - Houses included appurtenances, fixtures, and improvements.
 - Developer provided construction funding and management services.
- Developer sells each completed house for a max of \$212,000.
 - Sales price set by HUD 80% AMI standards for Broward County.

- Buyers must be CRA-Qualified.
- Form of buyer Mortgage/Note must be approved by CRA.
- CRA hired/paid for HFA to conduct homebuyer training/buyer qualification.
- Developer pays \$20,000 of each sale as a “revenue share” to CRA – in effect a post-sale land payment.
- Risk mitigation - CRA attempts to limit liability in Development Agreement (DA):
 - DA clause limits CRA liability to BCPA land value of the properties.
 - In DA, CRA is “indemnified” by Developer – includes “claims, damages, losses, liabilities, and expenses” arising from negligent or defective design performed by CRA consultants.
- At Home Dania Beach Program
 - CRA provided a \$20,000 forgivable loan as “Down Payment Assistance”, protected by a 2nd mortgage if buyer sells/defaults within 10 years.
 - After the Down Payment Assistance initiative was approved, corporate contributions were received to cover the CRA obligation - Stellar Communities \$82,000 and J. Milton Associates \$38,000.

Attachments: EXHIBIT A: BCPA folio/aerial overview of 11 CRA-owned parcels
 EXHIBIT A: BCPA folio/aerial overview of 117 Phippen Waiters Rd

EXHIBIT A
CRA-Owned Properties

CRA-Owned Properties

(Source: FI Dept. of Revenue, Broward 2020 NAL - FINAL)

Assessment Year: 2020

Appr Val / SF: \$10.00

Parcel Count: 11

(715 SW 12 Ave, March 2, 2020)



Parcel ID	Property Address	Buildable Y / N	Land (sf)	Land (ac)	Land Just Val	Land Val By Appr	Bldg Just Val	Tax Val	DOR Code	Zoned Use
504233150060	NW 14 WAY	Y	4,900	0.11	\$34,300	\$49,000	\$0	\$0	80	Vacant Governmental
504234011190	137 NW 4 AVE	Y	5,421	0.12	\$32,530	\$54,210	\$0	\$0	80	Vacant Governmental
504234012520	608 W DANIA BEACH BLVD	Y	10,850	0.25	\$65,100	\$108,500	\$0	\$0	80	Vacant Governmental
504234060260	524 NW 3 TER	?	3,750	0.09	\$35,630	\$37,500	\$0	\$0	80	Vacant Governmental
504234060640	OLD GRIFFIN RD	Y	4,231	0.10	\$40,190	\$42,310	\$0	\$0	80	Vacant Governmental
504234230130	56 NW 8 AVE	Y	8,435	0.19	\$50,610	\$84,350	\$0	\$0	80	Vacant Governmental
504234300200	115 PHIPPEN WAITERS RD	N	1,992	0.05	\$9,960	\$19,920	\$0	\$0	0	Vacant Residential
504234300220	119 PHIPPEN WAITERS RD	?	1,994	0.05	\$9,970	\$19,940	\$0	\$0	0	Vacant Residential
504234300230	121 PHIPPEN WAITERS RD	?	1,995	0.05	\$11,970	\$19,950	\$0	\$0	80	Vacant Governmental
504234300240	123 PHIPPEN WAITERS RD	?	1,995	0.05	\$11,970	\$19,950	\$0	\$0	80	Vacant Governmental
504234300250	125 PHIPPEN WAITERS RD	?	1,996	0.05	\$11,980	\$19,960	\$0	\$0	80	Vacant Governmental
Totals:			47,559	1.09	\$314,210	\$475,590	\$0			

EXHIBIT B



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	117 PHIPPEN WAITERS ROAD, DANIA BEACH FL 33004	ID #	5042 34 30 0210
Property Owner	RECONOR MIAMI LLC %GERARDO AMZEL	Millage	0413
Mailing Address	1930 HARRISON ST #304 HOLLYWOOD FL 33020	Use	00
Abbr Legal Description	PARADISE MANOR 32-31 B LOT 26 BLK 1		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$14,950		\$14,950	\$9,630	
2020	\$9,970		\$9,970	\$8,760	\$192.25
2019	\$7,970		\$7,970	\$7,970	\$169.69

2021* Exemptions and Taxable Values by Taxing Authority

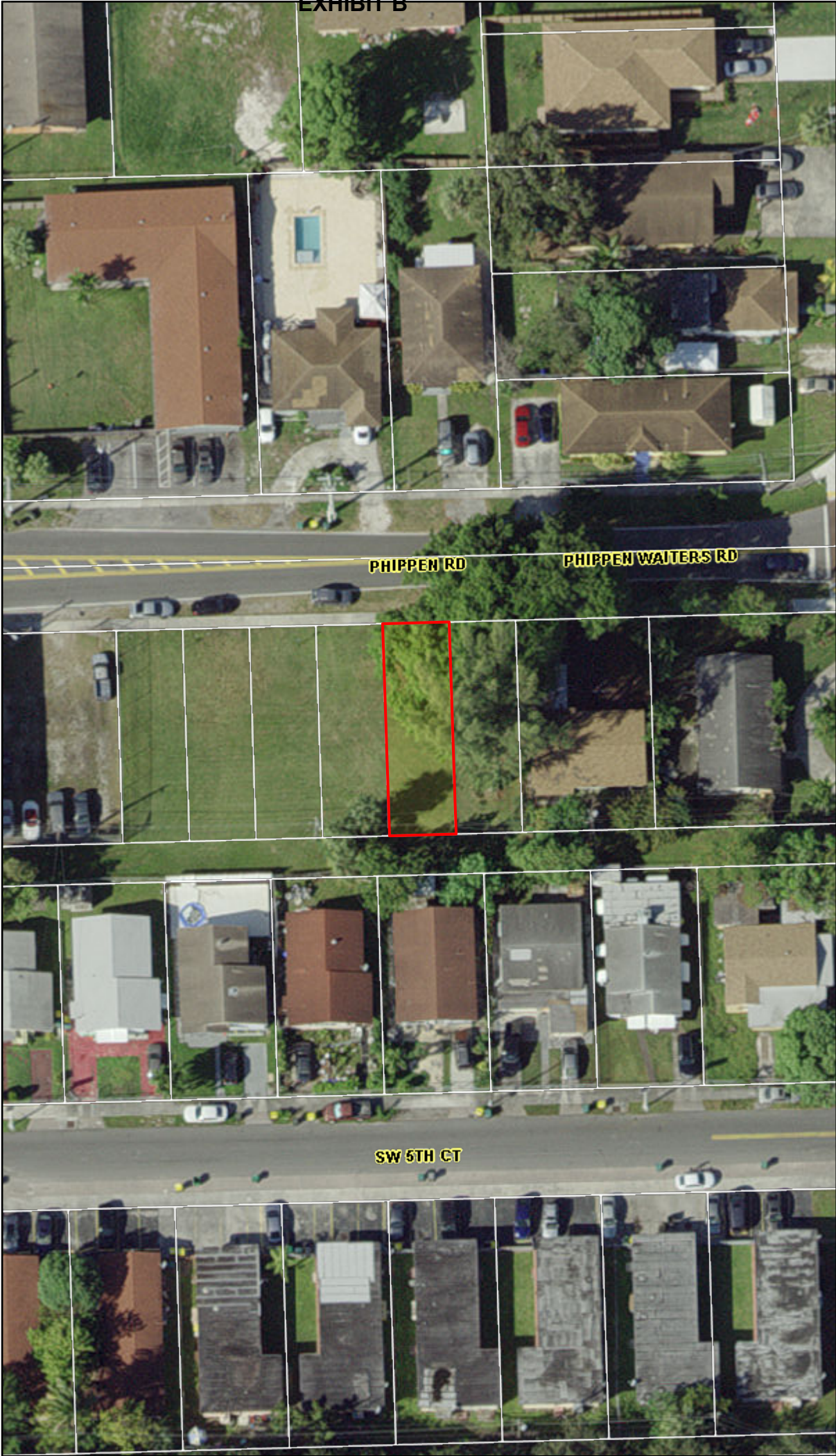
	County	School Board	Municipal	Independent
Just Value	\$14,950	\$14,950	\$14,950	\$14,950
Portability	0	0	0	0
Assessed/SOH	\$9,630	\$14,950	\$9,630	\$9,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$9,630	\$14,950	\$9,630	\$9,630

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/10/2005	QCD	\$100	40422 / 1007	\$7.50	1,993	SF
2/9/2005	TXD	\$5,300	39072 / 971			
				Adj. Bldg. S.F.		

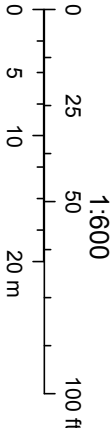
Special Assessments

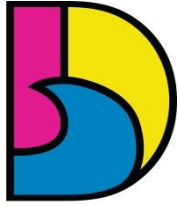
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
5						.1		

EXHIBIT B



June 1, 2021





DANIA BEACH
SEA IT. LIVE IT. LOVE IT.

CITY OF DANIA BEACH CITY ATTORNEY'S OFFICE

MEMORANDUM

DATE: June 8, 2021
TO: Honorable Mayor and Commissioners
FROM: Thomas J. Ansbrosio, City Attorney
SUBJECT: CRA Board Composition

The Request:

The CRA Board recently asked at a workshop meeting whether the CRA Board membership may be modified or expanded.

Background:

The City of Dania Beach petitioned Broward County to create a CRA due to slum and blight within the Dania Beach community. The County adopted Resolution 2002-275, which created the CRA and made the City Commission the CRA Board.

Analysis:

In order to amend the membership of the CRA Board, the City Commission would need to amend City Ordinance 2002-032, which names the City Commission as the CRA Board. The CRA Board and the City Commission would then have to petition the County to amend County Resolution 2002-275, to authorize a change in the composition of the CRA Board. Procedurally, the City would be moving forward with the ordinance amendment, but that amendment would not be effective until the County authorizes the amendment to County Resolution 2002-275.

Florida Statutes, Section 163.356 provides that a CRA Board, at creation, can consist of between 5 and 9 members. Florida Statutes Section 163.357 describes the powers of the City Commission, when its members are appointed as the members of the CRA Board. Since the City Commission is the CRA Board, the CRA Board membership can be increased by no more than two persons, who must be residents of the CRA district. Therefore, the CRA Board can petition the County to add two additional members to the CRA Board, provided the two members reside in the CRA district.

One of the two proposed new Board members would have an initial term of two years, the second would have an initial term of four years, to ensure staggered terms. (Florida Statutes, Section 163.387(1)(c)).

Budgetary Impact:

There is no material budgetary impact from this item.

Recommendation:

It is a policy decision for the City Commission and the CRA Board whether or not to seek a CRA Board expansion.

Additional Information:

Discussion at the recent workshop meeting included the creation of an advisory board to the CRA Board. Per the first CRA interlocal agreement (“ILA”) with Broward County, the CRA Board was to create or establish an advisory board, “the composition of which shall be racially and ethnically diverse and shall include citizens who reside and/or work in the City or are other professionals who may give technical advice to the CRA, in accordance with applicable law. The advisory board shall be charged with monitoring the CRA for compliance with the objectives enumerated within the Plan. The advisory board shall conduct a comprehensive review of the CRA and the City’s accomplishments with respect to the Plan. The review shall be done at least every five (5) years and its findings shall be forwarded to the Board for review.”

The CRA Board can now proceed to establish the advisory board to ensure compliance with the requirements of the ILA before proceeding with seeking a change in the CRA Board composition. We have prepared a draft resolution, attached to this memorandum, creating such a board for your review and discussion as to the number of members, length of terms and include the duties stated above.

TJA/EAB/la

Enclosure

cc: K. Michael Chen, CRA Executive Director
Ana M. Garcia, ICMA-CM, City Manager
Candido Sosa-Cruz, Assistant City Manager

RESOLUTION NO. 2021-0__

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, CREATING A CRA ADVISORY BOARD; PROVIDING FOR THE APPOINTMENT, TERMS, DUTIES, AND RESPONSIBILITIES OF ITS MEMBERS; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 22, 2009, pursuant to CRA Resolution 2009-R-007, the CRA was created and provided certain powers pursuant to an interlocal agreement entered into by the City with Broward County; and

WHEREAS, pursuant to the interlocal agreement, the CRA Board was to create or establish an advisory board, “the composition of which shall be racially and ethnically diverse and shall include citizens who reside and/or work in the City or are other professionals who may give technical advice to the CRA, in accordance with applicable law”; and

WHEREAS, the CRA desires to create the advisory board consistent with the requirements of the interlocal agreement, which will be charged with monitoring the CRA for compliance with the objectives enumerated within the CRA Plan; and

WHEREAS, the advisory board shall conduct a comprehensive review of the CRA and the City’s accomplishments with respect to the Plan; and

WHEREAS, the advisory board shall review shall be done at least every five (5) years and its findings shall be forwarded to the Board for review; and

WHEREAS, the CRA Board and the citizens of Dania Beach have recognized that the strength of their community depends, in substantial part, upon the participation of the community in the evolution of the CRA; and

WHEREAS, the CRA Board and residents of the CRA can play an important role in the future of the CRA, and to help ensure the CRA meets its goals and objectives; and

WHEREAS, the CRA Board of the City of Dania Beach has determined that it is advisable to create a CRA Advisory Board to assist the CRA Board in matters related to the implementation of the CRA Plan;

THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA:

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

Section 2. That the board of Directors of the Community Redevelopment Agency of the City of Dania Beach Florida creates and establishes a CRA Advisory Board.

Section 3. That such CRA Advisory Board shall consist of five (5) members, each of whom shall have been a resident within the boundaries of the CRA for a minimum of six (6) months prior to any such appointment.

Section 4. That each Board of Director Member of the Community Redevelopment Agency Board is entitled to appoint one (1) member to the CRA Advisory Board from time to time. Each appointee shall serve a term consistent with the duration of the term of the appointing CRA Board Member. The members shall serve without compensation at the pleasure of the CRA Board of the City of Dania Beach. A quorum for any meeting shall consist of three (3) regular members.

Section 5. That it is the intention of the CRA Board that persons of diverse racial and ethnic origins are to be represented on the Board.

Section 6. That within thirty (30) days of the passage and adoption of this Resolution, the CRA Advisory Board, by motion, shall designate and appoint the initial members of the CRA Advisory Board.

Section 7. That at the first meeting of the CRA Advisory Board, the members shall elect a chairperson and a vice-chairperson.

Section 8. That any member missing three (3) consecutive meetings shall automatically be removed from the CRA Advisory Board and replaced in the same manner in which that member was originally appointed.

Section 9. That the duties and responsibilities of the CRA Advisory Board shall include, but not be limited to:

- (a) monitoring the CRA for compliance with the objectives enumerated within the CRA Plan;
- (b) conducting a comprehensive review of the CRA and the City’s accomplishments with respect to the Plan; and
- (c) reviewing, every five (5) years, the CRA Plan, and forwarding their findings to the CRA Board for review.

Section 10. That the chairperson of such Board shall be afforded the opportunity to request that the City Commission place on its agenda for discussion any suggestions or recommendations by the Board.

Section 11. That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

Section 12. That this Resolution shall be in full force and take effect immediately upon its passage and adoption.

PASSED AND ADOPTED on June 8, 2021.

ATTEST:

THOMAS SCHNEIDER, CMC
BOARD SECRETARY

TAMARA JAMES
BOARD CHAIRPERSON

APPROVED AS TO FORM AND CORRECTNESS:

THOMAS J. ANSBRO
CRA BOARD ATTORNEY