

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 Ansbrosio
CRA Secretary:	Thomas Schneider

Absent:

Vice-Chair:	Marco A. Salvino, Sr.
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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

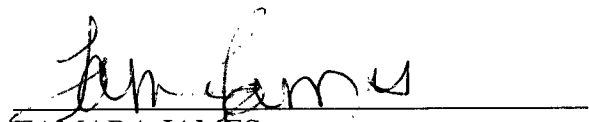
Chair James adjourned the meeting at 6:14 p.m.

ATTEST:


THOMAS SCHNEIDER, CMC
CRA SECRETARY

Approved: June 8, 2021

COMMUNITY REDEVELOPMENT
AGENCY


TAMARA JAMES
CHAIR – CRA

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY