

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

1. Call to Order/Roll Call

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

Present:

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

2. Citizen Comments

Reverend Paul R. Wiggins, 321 SE 3rd Street, commented about the CRA Director's report and recommendations, specifically the \$75,000 revenue loss for the At Home Dania Beach program. He is curious regarding the overall program since it seems to move away from the original plans with the list of people waiting. He does not see a creative focus on the CRA, but a lot of things happening on the periphery of the CRA. He has not seen any new projects within the CRA in a year. He would favor a vote of no confidence in this area.

Reverend Jonathan Thomas, 180 E. Dania Beach Boulevard, echoed the comments of Rev. Wiggins regarding the housing for Phase II of the At Home Dania Beach program and not building affordable housing. He understands there would be a loss of revenue and asked if other avenues have been explored such as working with other organizations. He hopes the residents will get some clarity on this.

Bobbie Grace, 110 NW 8th Avenue, commented she has been keeping her eye on what the CRA is doing; she cannot see anything being done in the last year. We must stay focused on affordable housing. There are funds we can reach out to people for to make sure we keep the prices down. She is very concerned about the movement and felt we should be farther along with the building of these homes. She wants to keep the homes affordable and within the CRA; this is what the CRA is about. If leadership cannot move it, we need to find someone who can.

Chair James moved out of the regular order of business to take up item #4.1.

3. Administrative Reports

3.1 Administrative Report

Director Chen reviewed the information included in the agenda packet, consisting of updates on the Dania Beach Innovation Ecosystem (the Dania Beach Business Academy), Dania After Dark, economic development activities (new business openings/events, Back-to-School Book Bag Program, Broward Office of Economic and Small Business Development (OESBD), and Port Everglades Association), and the PATCH (soft reopening, launch of PATCH CSA pilot program (PATCH in a Box), including letters of support for the DOA grant, and the Vertical Hydroponic Gardening pilot program).

4. Presentations

4.1 PATCH Presentations

CRA Director Chen gave a brief introduction.

Chair James recognized and presented awards to Jaime Castoro and Nattaliah Earle, PATCH Consultants, for excelling in their work, their dedication and commitment to go above and beyond the call of duty, and their continuing contributions to the PATCH.

Chair James returned to the regular order of business to take up item #3.1.

5. Consent Agenda

5.1 Minutes:

Approve Minutes of October 12, 2021 CRA Board Virtual Meeting

5.2 Travel Requests: None

5.3 RATIFY RESOLUTION NO. 2021-CRA-013

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING EXECUTION OF A CORRECTIVE DEED FOR 40 NW 14 AVENUE, DANIA BEACH, FLORIDA BY MICHAEL CHEN, THE CRA EXECUTIVE DIRECTOR; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5.4 RESOLUTION NO. 2021-CRA-014

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE AN AGREEMENT WITHOUT COMPETITIVE BIDDING WITH WEECOMMUNICATE, INC. TO PROVIDE CUSTOMER RELATIONSHIP MANAGEMENT (CRM) SOFTWARE TO THE CRA; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 Decorative crosswalks - Chair James

Chair James noted this is the project that she is bringing forward; it has been worked on and approved in the budget. She is sure the CRA has spoken to FDOT and other agencies regarding installation of the crosswalks. Her recommendation is to do decorative crosswalks at Dania Beach Boulevard and Federal highway and at NW 1st Street and Federal Highway.

Board Member Lewellen noted she favors decorative crosswalks but felt this makes more sense putting it under the Art in Public Places fund since it would be citywide.

Chair James said she wants to move forward with the project and let staff determine what funding sources would be used.

Board Member Lewellen felt it should be under the City, not the CRA.

Chair James noted this is an opportunity for the CRA and the City to work together. She does not see a problem with letting Director Chen figure out the funding sources.

Board Member Odman explained the Arts in Public Places fund; it is not a fund that we can keep drawing monies from. Eventually, it will fund the Arts Master Plan projects. She questioned if something is supposed to be done to Federal Highway in the areas where the crosswalks would be.

Board Member Lewellen said she would have to go back and look, but she does not think there is anything planned in the immediate future.

Vice-Chair Salvino felt putting these crosswalks in the downtown area is on track, perhaps on Stirling Road as well. The funding is something the Board can talk about; it does not necessarily need to come from the Arts in Public Places fund.

Chair James questioned if we had quotes for all the crosswalks the Board had decided to be improved.

Vice-Chair Salvino said he agrees with the project; it needs to be defined where the funding would come from.

Board Member Davis commented she is in favor of the crosswalks; she knew there was one on NW 1st Street and NW 5th Street, which is on tonight's Commission agenda. She is not sure and would like clarification. This is a great way to beautify our City. She wants to be sure which crosswalks we are talking about.

City Manager Garcia noted other projects like the one on NW 5th Street have a different funding source. She said the key is to see how we can work together and determine different avenues of funding.

Board Member Lewellen felt we need to get updated estimates since the current estimates are a couple years old, and a lot has changed. She felt the funding should come from somewhere other than the CRA budget.

Chair James requested Director Chen to bring back prices and options so the Board can choose which makes the most sense. She added all the projects need to be ADA compliant.

7.2 At Home Dania Beach Phase II

Director Chen reviewed the memo included in the agenda packet.

Chair James said she is disappointed this was a presentation on why we should do market rate housing instead of being innovative to do affordable housing. She referenced the previous plan and read from it. We already have market rate homes that have not seen any progress or movement on these properties. Affordable housing is a nationwide issue. She asked if Director Chen has spoken with Ralph Stone with the County.

Director Chen responded in the affirmative.

Chair James noted Mr. Stone can give up to \$40,000 for first-time homebuyers. She does not feel comfortable opening this up to all Broward County residents. This should be a tiered approach; the first priority should be CRA residents, then citywide residents. There are many innovative ideas for affordable housing; she wishes there was a better focus on what we are trying to do. We have market rate housing; if desired, she will find a way to do affordable housing.

Vice-Chair Salvino said a meeting or two ago, he mentioned that if there was a way to do this, the Chair should bring it to us. He has a problem with taking the lots and just giving them away. He has brought up ways of making the homes different in the past, like townhomes to make them more affordable. If there are ways it can be done, then we break the lots down. He has an issue with giving lots away. Prices are so high right now; he was told \$205 per square foot is the cost to build. He recommends tabling this for an entire year and re-examine this to see where prices are then. Right now, it is not affordable to build. Perhaps residents want to utilize their infill lots for the program.

Board Member Odman agreed with Vice-Chair Salvino that this needs to wait at least six months if not a year for when the market becomes more predictable.

Chair James agreed and is in favor of tabling this item; in the meantime, we should build a good relationship with the residents through meeting and working with them.

Board Member Lewellen agreed this should wait but is concerned that the costs are not going to go down and home prices will continue to be up. This could be tabled, and she agrees we cannot give away the land, but we should be prepared that the prices may not change.

Board Member Davis echoed the sentiments expressed; she has had meetings with builders and the costs are astronomical. She spoke with a realtor and was told to wait a year and housing costs would come down. We do probably need to step back for this moment so that we are not just giving away the land.

Vice-Chair Salvino said over 20 years, he has seen the market go up and go down. We cannot give the property away and we need to wait maybe a year or even five years. He would like to see things level off as prices are out of control. If we wait, this gives time for Director Chen to investigate funding and outside sources to contribute to the program.

Chair James felt the only thing we would be able to do now is to see how much we could get for the Smith Store property. She asked Director Chen to bring back what other cities are doing for affordable housing and their funding sources. She suggested he sit down with developers and bring the Board options.

Director Chen noted he would follow the direction of the Board. He addressed some of the comments made during this discussion, including there being no County program for moderate housing. He finds it strange that Broward County would find ways to subsidize the affordable housing buyer to buy a house that they will not assist with the construction of. He also addressed discussion at the FRA Conference regarding affordable housing.

The Board consensus was to table the At Home Dania Beach program for a year and for Director Chen to bring back information as discussed.

8. Board Member Comments

Board Member Davis thanked Director Chen for the pin from the Business Academy.

Vice-Chair Salvino said he is looking forward to DAD and the Christmas tree lighting.

Chair James noted the Board needs to discuss the evaluation of Director Chen. She will bring it for discussion and possible action at the next meeting.

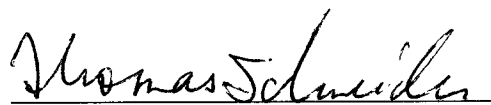
9. Information Items

There were no items on this agenda.

10. Adjournment

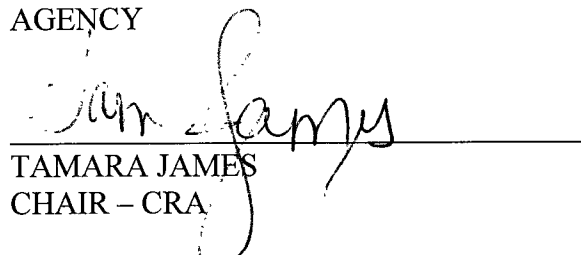
Chair James adjourned the meeting at 6:47 p.m.

ATTEST:


THOMAS SCHNEIDER, CMC
CRA SECRETARY

Approved: December 14, 2021

COMMUNITY REDEVELOPMENT
AGENCY


TAMARA JAMES
CHAIR – CRA



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY



**REQUEST TO ADDRESS
CITY OF DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY
REGULAR OR SPECIAL
VIRTUAL MEETINGS**

The Community Redevelopment Agency (CRA) is required by state law to keep minutes of CRA Board meetings. To properly identify persons who address the CRA in those minutes, the CRA requests that this form be completed and provided to the CRA Secretary, before the meeting begins.

DATE OF CRA BOARD MEETING: November 09, 2021

PRINT NAME: Paul R. Wiggins R. Wiggins

ADDRESS: 321 SE 3rd Street Dania Beach, FL 33004

PHONE NO. (Optional): _____

PLEASE CHECK ONE OR BOTH OF THE ITEMS BELOW:

1) ✓ **CITIZEN COMMENTS:**

Comments by Dania Beach citizens or interested parties that are not part of the regular printed agenda may be made during each CRA Board meeting during the period set aside for "Citizen Comments." 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 CRA Secretary immediately prior to the beginning of the meeting of their intention to speak.

PLEASE BRIEFLY DESCRIBE THE SUBJECT MATTER OF YOUR COMMENT:

2) _____ AGENDA ITEM # _____ (AS PRINTED ON AGENDA)

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 ONE HUNDRED DOLLARS (\$100.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019)

eSigned via SeamlessDocs.com
Paul R. Wiggins
Key: b053a275c12a92cfd4e7c3f110242ca

11/09/2021