

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
MARCH 8, 2022 at 5:30 PM
PUBLIC MEETING AND PUBLIC COMMENTS PROCEDURE

The Dania Beach Community Redevelopment Agency (CRA) will be conducting a “Hybrid” CRA Board meeting in the Commission Chamber with limited public access and utilizing communications media technology (“CMT”) for additional access, in accordance with Ordinance No. 2021-012, adopted February 9, 2021, and 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).

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 Zoom

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: Join Zoom via the browser and enter 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.

**Instructions for Participating and Viewing
Dania Beach CRA Board Hybrid Meeting
March 8, 2022 at 5:30 PM**

Through the City's Website:

Please click the link below:

www.daniabeachfl.gov/2654/Watch-DaniaTV

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If you are a Comcast/Xfinity customer, please go to Channel 78 to view the meeting.

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<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 Zoom

Go to <https://zoom.us/> to access the meeting from your device

Use this meeting link to join as an attendee: <https://us02web.zoom.us/j/83204504240>

Using your telephone

One tap mobile :

US: +13126266799,,83204504240# or +19294362866,,83204504240#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 436 2866 or +1 301 715 8592 or +1 346 248 7799 or
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Webinar ID: 832 0450 4240

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
HYBRID REGULAR MEETING
TUESDAY, MARCH 8, 2022 - 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.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
- B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT 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: A thirty (30) minute "Citizen Comments" period shall be designated on the agenda for citizens and interested persons to speak on matters whether or not scheduled on that day's agenda. Individuals wishing to speak on a matter not included on the "Public Hearing" section of the agenda, which matter pertains to an item before the City Commission which requires a decision of the City Commission, may do so by signing in and submitting a form to that effect with the City Clerk prior to the meeting. Speakers at Public Hearings shall also submit such a form. Each speaker shall be limited to 3 minutes for his or her comments. If more than ten (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

1. VIKAND Solutions Presentation

5. CONSENT AGENDA

1. Minutes:
Approve Minutes of February 8, 2022 CRA Board Hybrid Meeting
2. Travel Requests: None

6. PROPOSALS AND BIDS

7. DISCUSSION AND POSSIBLE ACTION

1. PATCH Art - Chair James

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: March 8, 2022
Re: Administrative Report

1. 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: National Development Council (NDC) has requested for us to do a “rerun” of the **Passions To Profits** program. This is in alignment with our strategy to repeat successful Business Academy program annually. I am securing participation commitments from FIU and SCORE. The classes will be held on Wednesday evenings and run from 6:00-8:00 PM for four consecutive weeks. The dates and themes of classes are as follows:

Date	Class Topic	Instructor
May 4	Passions to Profits: From Hobbyist to Entrepreneur	FIU
May 11	Set Up Your Business For Success	SCORE
May 18	Savvy Business Plan Financial Plan – the Guide to Success	SCORE
May 25	Get the Money to Start and Grow your Business	NDC

Mayor James has been invited to welcome the class on May 4th. All Commissioners will receive the Zoom link for the classes and will be recognized if you join.

2. DANIA AFTER DARK

Update: The February 12 Dania After Dark started with the unveiling of City's newest piece of public art, "Let Love Guide Your Way." The piece is a celebration of kindness and love, encouraging compassion, consideration, and tolerance for everyone. The art piece is the first to be unveiled in what we hope to be an arts and entertainment district running along SW 1st Avenue.

The artist, Lloyd Goradesky, was present. City Manager was the emcee and the art piece was officially welcomed to the City by Mayor James and Commissioners Lewellen and Davis. Broward Commissioner Beam Furr and several families from Europe who follow Mr. Goradesky attended.

With such an auspicious start, the excitement of the evening continued to build. There were 55 merchandise vendors and 10 food trucks/vendors. The romance of our Valentine Day theme was enhanced by our headliner entertainer, Tomasito Cruz - Master Percussionist, Singer, Songwriter & Producer. In the span of two decades, Tomasito has authored three international best-selling books of music, received 5 Grammy nominations, and is a 4-time Grammy-winning recording artist. It is estimated that more than 1,000 people attended.

The event went smoothly with the exception of having to turn away two additional food trucks due to late arrival. The Hotel Dello's ingress/egress challenges were well managed by BSO.

The next Dania After Dark event will be held on March 12th.

3. DANIA BEACH MARKET RATE RENTS

The CRA was asked to find the monthly rent for apartment projects in Dania Beach. The table below reflects our findings,

Market Rate Rentals - Dania Beach Feb 2022 (Website Published Rates)			
Project Name	Unit Size	Unit Area (sf)	Rent Per Month (Avg)
Stellar at Emerald Hills	1 BR	825	\$2,177
	2 BR	1,158	\$2,622
	3 BR	1,335	\$3,727
The Place at Dania Beach (Only 1 BR available - wait list)	1 BR	1,950	
	2 BR	n/a	
	3 BR	n/a	
Oasis Pointe (Not open - renting spring 2022) (Rents est \$1,535 - \$3,125)	1 BR	879	
	2 BR	1,097	
	3 BR	1,339	
Soleste City Line (Leasing 2023)	1 BR	678	
	2 BR	1,097	
	3 BR	1,339	
Avery 1 Dania Pointe	1 BR	593	\$2,377
	2 BR	1,065	\$2,858

4. SMITH STORE PROPERTIES: 701, 705, 711 SW 12TH AVE.

Background: The CRA owns three contiguous vacant parcels on JA Ely Boulevard. Together are commonly referred to as the Smith's Store properties (collectively "Sites").

Site 1. 701 SW 12th Ave. (formerly Smith's Store) (50' wide x 100' deep)

Site 2. 705 SW 12th Ave. (formerly a quadplex) (57' wide x 100' deep)

Site 3. 711 SW 12th Ave. (57' wide x 100' deep)

Update: The RFP went public on March 1 and proposals will be accepted until 10:00am April 18, 2022.

5. ECONOMIC DEVELOPMENT ACTIVITIES

Gasper Arts Center (250 South Federal Highway): The site is currently under construction and will be open sometime in mid-March. This will be a center for ceramics, drawing, and mosaic classes along with open studio, with 22 leasable studios for artists. Once open they will also be an art and special event and entertainment center, specializing in birthdays, parties, anniversaries, corporate events, and curated art exhibits. This exciting art venue will be the first of its kind in Dania Beach. The Creative Arts District along the Downtown/Federal Highway corridor, as recommended by the Dania Beach Economic Development Strategic Blueprint (April 2012) is starting to take root.

Pending Façade Grant inquiries:

- **Shenanigan's** facade grant is in progress. We have met with the business owner and contractor to finalize the scope of work.
- **Freedom Health Foundation:** Finalizing their Scope of Work and plan to meet to discuss their qualified costs in the upcoming weeks.

6. CRA PLAN UPDATE

Update: The contract with Vanasse, Hangen, Brustlin, Inc. (VHB) has been executed and we have started to provide the current reports, studies, and data that will serve as historical background for their work. Upon completion of the documents review VHB will participate in a project kick-off meeting with CRA staff. Their first task includes:

- Meet with City Community Development team to identify/discuss land use priorities and concerns (TBD), and
- Meet with City Public Services team to identify/discuss infrastructure priorities and concerns (TBD and scheduled in sequence with Community Development team mtg).

7. THE PATCH

New Produce Prescription Program: The PATCH is participating in a Produce Prescription program which is an initiative to address the disproportional diet-related diseases among low-income Americans. It works by providing a coupon/prescription to buy and eat healthy fruits and vegetables using food as medicine.

The first phase of the Program began on February, 25, 2022. There were representatives from the University of Florida Institute of Food and Agriculture Science Food and Nutrition Program, and they were quite impressed with the set-up and are looking forward to discussing opportunities for future collaboration. Other partners in the planning and coordination included the American Heart Association (AHA) and Urban Health Partnerships (UHP).

The PATCH sold 27 boxes. Total sales were \$540.00. Recipes and PATCH information sheets were included in the boxes. The PATCH is participating monthly until the first phase ends in June. Photos of the event are attached.

Educational Activities: Forty-nine students from Attucks Middle School accompanied by instructors, visited the PATCH on Friday, February 11, 2022 to work on a gardening project. Photos of their visit is attached to this report.

The PATCH staff member Amado Diaz visited Collins Elementary and assisted with setting up their garden. Gro Bags, soil and seedlings were provided by the PATCH to start this educational project. Photos are attached.

Volunteers: The Temple Beth Soleil of Hollywood held their second volunteer day at the PATCH on February 27, 2022.

Temple members were able to build a handicap raised bed and an area for vermi-composting including bins and a shade structure. They provided worms to start a worm farm. In addition to the labor provided by Temple members, materials were provided by Home Depot and we also received a soil donation from Tree Farm & Soil. The estimated cost of these in-kind donations was approximately \$2,300. Photos of the handicap raised bed and vermi composting bins are attached.

MEMORANDUM

To: Dania Beach Community Redevelopment Agency Chair, Vice Chair, Board Members
From: Michael Chen, Executive Director
Date: March 8, 2022
Re: 2022 Dania Beach Arts and Seafood Celebration Update

The 8th Annual 2022 Dania Beach Arts and Seafood Celebration (A&SC) will be held on Saturday April 2nd and Sunday April 3rd at Frost Park.

Sponsorship Revenue

Casino at Dania Beach (Stage Sponsor, Free Parking, Chef)	\$ 5,000
Florida Power & Light (FPL) Sand Sculpture Sponsor	5,000
Dania Pointe	2,500
Atlantic-Pacific Communities	1,000
AD1 Global Properties (Wyndham & Tru Hilton Hotels)	1,000
Total	\$ 14,500

Sponsorship In Kind

Waste Management	2 Twenty Yard Waste Disposal Dumpsters
Stephens Distributing	Beverage for the Hospitality Lounge

Sponsor Hospitality Sand Bar: The CRA will be hosting the Sponsor Hospitality Sand Bar where “Bites and Drinks” will be served throughout the day. We are encouraging our guests to patronize event food vendors for full meals.

Volunteers: In the interest of safety, we are not holding an indoor Volunteer Kick-Off Party. Instead, we invited our volunteers to come to City Hall on Saturday March 12 during Dania After Dark to collect their T- Shirts and event information, from 5:30 pm to 7:30 pm. Volunteers are encouraged to stay and enjoy Dania After Dark.

Art Show: The Art show is juried and interested artists and crafters must register through the Arts and Seafood Celebration website. We have opened online applications for artists and crafters to register. Over 40 artists have already registered and registration closes on March 15, 2022. Artists are being charged the following fees:

Jury Fee	\$15
Street Booth single	\$250
Park Booth single	\$275
Double Street Booth	\$500
Double Park Booth	\$550
Additional fee for a corner booth	\$50

Artists Awards: A panel of judges will review all artists and crafters on the first day of the show to award \$1,500.00 in cash prizes as follows:

1 Best of Show	\$ 500.00
4 Honorable mentions @	\$ 250.00 each
Total	\$1,500.00

Performance Art Theater: Sand Sculpture and Live Painting

Team Sandtastic: Our sand sculpture artists return with a great display of sand art which will evolve over the two-day event. All are invited to come out and take selfies at the sculpture which will be at the center of the field.

Performance Art also features live painting by local artists. Our artists will paint live scenes over the two days, and this is anticipated to be a major attraction for our patrons.

Participating artists are featured on the A&SC website: They are Marcos Conde, Andrew Moschburg, Ivan (IVO) Yanez.

Live Musical Entertainment The musical line up is as follows:

Saturday, April 2, 2022:

School of Rock	12:00 pm -1:00 pm
Whipping Post	1:30 pm - 2:30 pm
Catabella	3:00 pm - 4:00 pm
Paul Anthony and the Reggae Souljahs	4:30 pm – 6:00 pm
4NR2 and Rocks Tributes to Foreigner and Aerosmith	6:30 pm - 8:00 pm

Sunday, April 3, 2022:

School of Rock	12:00 pm - 1:00 pm
Kedash Cornelius	1:30 pm - 2:30 pm
Big City Dogs	3:00 pm - 4:00 pm
Queen International Tribute Show	4:30 pm - 6:00 pm

DJ Royce Music on both days.

Food and Beverage Concession: Professional Concessions, Inc. (PCI) is handling all food and beverage vendors. Per their agreement, PCI has paid the CRA a total of \$15,000.00 to date. They will pay the final \$5,000.00 at the end of the event plus 10% of gross receipts collected from food vendors less sales tax. This form of agreement was successfully implemented for the 2019 event. Please note that every food vendor must have one food item under \$10.00 and pay a participation fee of 25% of total food sales.

Among some of the food vendors who have applied are Laughing Crab - cab cakes, grilled shrimp, stuffed rock fish, and alligator sandwich; Joey's Ice Cream - soft serve; Red Zeppelin Food Truck (a popular regular) - Maine lobster roll and lobster salad; 681 Seafood – conch,

seafood mac N cheese, and garlic shrimp; Florida Juice Company; Farm Fresh Corn Roasting; and many more. The food vendor lineup will be published in our Program Booklet and online.

Chef Showcase: Chef Johnny Alarcon, head chef of the Casino at Dania Beach will be this year's lead Chef for our Showcase. Chef Alarcon will demonstrate his international flair and experience through some of his favorite recipes. Miami Le Cordon Bleu Graduate Chef Thanee, owner of Pretty Yummy by Chef Thanee, will serve some of her favorite dishes. Joining her will be our first Food Truck Chef to perform at the Chef Showcase, Chef Findler Charles. Chef Fin brings Caribbean fusion with Latin American flavors. Chef profiles are on the A&SC website.

Emergency Action Plan: At our special events planning meeting, event consultant/producer, Standing Ovations, presented an event Emergency Plan to the CRA, City staff, BSO Police and Fire, and a Casino at Dania Beach representative. The Plan provides a heightened awareness of the measures necessary to make the event as safe as possible. After full review and approval by safety officials, the emergency plan booklet will be provided to service providers, vendors, volunteers, organizations, and CRA/City staff.

The CRA is booking BSO Sherriff Deputies for event security and hiring a private security company to provide 24-hour on-site security.

Pandemic Safety Procedures: The CRA continues to monitor advisories from local, regional, and national agencies regarding COVID-19 safety measures at large gatherings and events. The CRA is pursuing the following:

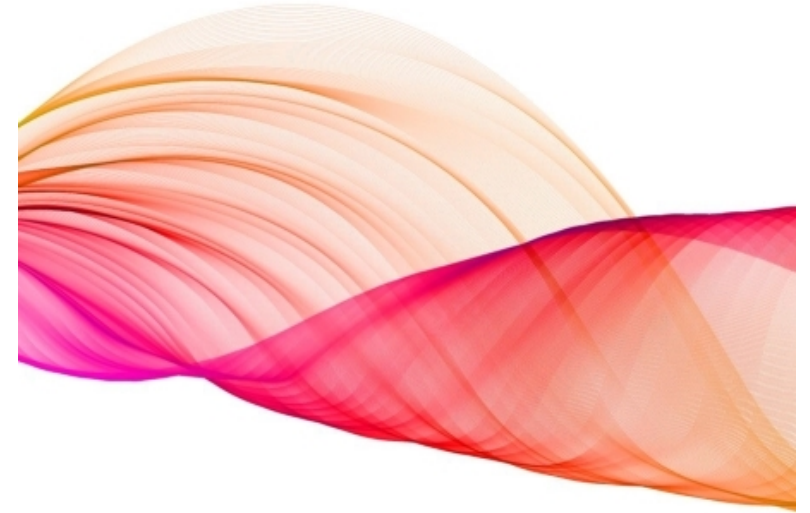
- Hand sanitizers and hand wash stations throughout the event. We are working with portable restroom supplier United Site Services to provide extra hand sanitizers and hand wash stations at the event.
- Posting safety precautions on event social media sites and at site entrances.

Promotion: We have engaged Quest Public Relations to manage public relations and advertising for the event. They will promote the event to increase community and regional awareness of activities featured in the Arts and Seafood Celebration through press releases, digital media, calendar listings and invitations, and paid media.

Our major Social Media postings and boosts have started and will continue on all platforms.



PATCH PRODUCE Rx PROGRAM



Attucks Middle School at the PATCH



VOLUNTEER DAY TEMPLE SOLEL

The 8th Annual

DANIA BEACH

Arts & Seafood CELEBRATION

APR 2

SAT 11-8 PM

APR 3

SUN 11-6 PM

**FROST PARK | 300 NE 2ND ST
DANIA BEACH, FL 33004**

DaniaBeachArtsAndSeafoodCelebration.com

DaniaBeachArtsAndSeafoodCelebration.com fb.com/DaniaBeachArtsAndSeafoodCelebration

FREE EVENT AND FREE PARKING

Over 75 Artists • Crafters + Vendors
Live Performance Art • Chef Showcase
Delicious Seafood • Kids Activities
Craft Beer + Cocktails • Food Trucks
Live Music • 50-Ton Sand Sculpture

SUNDAY GRAND FINALE

Queen International Tribute Show



WEEKEND LINEUP

4NR2 Foreigner Tribute &
Rocks Aerosmith Tribute
Paul Anthony & The Reggae Souljahs
Kedash Cornelius
Catabella Music
Whipping Post
School of Rock
DJ Royce

FOR MORE INFO: 954.924.6801

THE CASINO @
DANIA BEACH



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY



MINUTES OF HYBRID MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, FEBRUARY 8, 2022 – 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:	Eve Boutsis
CRA Secretary:	Thomas Schneider

2. Citizen Comments

There were no comments at this meeting.

3. Administrative Reports

3.1 Administrative Reports

Director Chen reviewed the information included in the agenda packet, consisting of updates on the Dania Beach Innovation Ecosystem (the Dania Beach Business Academy and the Passions To Profits program), Dania After Dark, Smith Store properties, Painted Crosswalk Pilot Program, economic development activities (securing City/CRA event sponsorships for the BLC meeting, State of the City event, and Arts & Seafood celebration), pending Façade Grant inquiries, Arts District (he explained the three components of the plan and the involvement of the Complete Street Program), surplus property – duplex structure, CRA Plan update, CRM software, the PATCH (new Produce Prescription program, educational activities, volunteers, and grant reports), and the Dania Beach Arts and Seafood Celebration.

4. Presentations

- 4.1 Presentation on affordable housing by Ralph Stone, Director, Broward County Housing Finance and Community Redevelopment Division - requested by Chair James

Mr. Stone gave a PowerPoint presentation which is attached to and incorporated into these minutes.

Vice-Chair Salvino noted Mr. Stone mentioned the rent increases which are drastic, yet we have a rental shortage. It is difficult seeing someone making \$50,000 a year and getting charged \$3,000 a month to rent. He questioned where this money is coming from and how people are able to pay that.

Mr. Stone said because of COVID and modifications to the tax code, people coming here are moving from metro areas that are much more expensive than we are, and they are making cash offers. We are basically down to condos since no one can touch single-family homes. It is a problem that is almost overwhelming; people come here with cash in hand who think it is a good deal here.

Director Chen commented contributing to the statistics about our bad position in Broward County is the fact that clearly, we are not the most expensive in the country and people are coming here because of the 2017 tax change. Local taxes are no longer deductible in the northern states and people are fleeing to Florida.

Board Member Odman questioned when the new data would be available.

Mr. Stone responded late spring/early summer and it will be published on their website.

Chair James asked how many affordable housing units we have in Dania Beach.

Mr. Stone said about 1,700 units that are rental, which are low and low to moderate income.

Chair James questioned the home infill projects done by Broward County.

Mr. Stone responded many cities have decided to launch their own and they are following the same formula as the County.

Chair James commented Mr. Stone said the County gave free plans and subsidies to both developer and homeowner.

Mr. Stone explained they provided \$20,000 for the lot, \$20,000 for development and he addressed the additional \$60,000 given.

Chair James asked if the ARPA funding would be available to the cities to use if we had down payment assistance program.

Mr. Stone said there is some challenge when you start spending General Fund money with the ARPA funds. It does not preclude it but makes it trickier to structure.

Board Member Lewellen asked if Mr. Stone had a breakdown of each of the cities in Broward County and how Dania Beach is doing.

Mr. Stone noted they have a breakdown for the 2018 data which could be used as a baseline until Dr. Murray finishes his study this year. There is not one city in Broward County that does not have a deficiency. He added he could send Director Chen an electronic copy of the study; there are two profiles for Dania Beach. They distinguish moderate income and workforce income.

4.2 Introduction of Vanasse Hangen Brustin (VHB) CRA 2022 Plan Update Consultant

Director Chen introduced Neale Stralow, Senior Planner, Vanasse Hangen Brustin, who gave a PowerPoint presentation which was included in the agenda packet.

5. Consent Agenda

5.1 Minutes:

Approve Minutes of January 11, 2022 CRA Board Hybrid Meeting
Approve Minutes of January 18, 2022 CRA Board Hybrid Workshop – Board
Priorities

5.2 Travel Requests: None

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

6. Proposals and Bids

6.1 RESOLUTION NO. 2022-CRA-002

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, SELECTING AN RFP RESPONDENT AND AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE AN AGREEMENT FOR CONSULTING SERVICES TO UPDATE THE CRA PLAN WITH THE SELECTED CONSULTANT, VANASSE HANGEN BRUSTLIN, INC. (“VHB”), A FLORIDA CORPORATION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Boutsis read the title of Resolution #2022-CRA-002.

Vice-Chair Salvino motioned to adopt Resolution #2022-CRA-002; seconded by Board Member Lewellen. The motion carried unanimously.

7. Discussion and Possible Action

There were no discussion items on this agenda.

8. Board Member Comments

Board Member Davis noted she is excited about DAD and fundraising from the Business Attraction & Investment Manager.

Vice-Chair Salvino noted Mr. Stone's presentation had great points to it and asked if Director Chen could call the apartment complexes in the City and find out what their rents and amenities are and possibly the new construction to see what their rents are. Once we find that out, they probably cannot call them affordable housing. He does not know that we could build affordable housing with all these people coming down from other states. He clarified he would like to know the rental amounts for apartments, duplexes, and single-family homes.

9. Information Items

There were no items on this agenda.

10. Adjournment

Chair James adjourned the meeting at 6:35 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

THOMAS SCHNEIDER, CMC
CRA SECRETARY

TAMARA JAMES
CHAIR – CRA