MINUTES OF HYBRID MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, SEPTEMBER 14, 2022 – 5:30 P.M.

1. Call to Order/Roll Call

Chair James called the meeting to order at 5:37 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 offered a First-Time Homebuyer program during August), FY2023 CRA Budget, Dania After Dark, economic development activities (BRAVO visits to businesses), Stirling Road Average Annual Daily Traffic (AADT), Alliance of Entrepreneurial Resource Organizations (AERO) (Expo will be held at the Dania Beach City Hall), Florida Festivals and Events Association (FFEA) 28th Annual Convention and Tradeshow (Dania Beach won 10 awards for the 2022 Arts & Seafood Celebration), and the PATCH (Master Plan, Volunteer Program, growing consultant to create a new planting program, revamping of the Prescription Rx program with Memorial Hospital, development of a Prescription Rx program with Chen Medical, CSA produce Box program, educational tours and partnership programs, additional programs with Urban Health Partnerships, online sales, and the Grow City Youth Fall Educational Program).

Director Chen gave a PowerPoint presentation on the FY 2023 proposed budget which is attached to and incorporated into these minutes. Kathleen Weekes, Operations Manager, continued the presentation with the At Home Dania Beach program budget, building, and land. Kisha Eugene, Strategic Communications & Outreach Representative, continued the presentation

with the Arts/Entertainment/Innovation project budget. Bill Harris, Business Attraction & Investment Manager, continued the presentation with the CRA office/IP2MKT Incubator budget and the Trion Public Space Reimbursement budget request.

Chair James asked if this is for the entire budget, including both items on the Consent Agenda.

Director Chen noted this presentation was to address all the line items presented at the budget workshop.

Chair James commented Director Chen said the budget process began in April, but this is September. She is going to ask for several projects and has a series of questions. There are a lot of gaps and not a lot of details. She has a difficult time operating like this; she is not really satisfied with this. She expects the person the Board hired to be knowledgeable. She sees a decrease in this budget when we are asking for money in 2023. She questioned what the CRA's actual budget was last year and this year.

Frank DiPaolo, Chief Financial Officer, explained last year's was an anomaly because of COVID and a lot of carryovers from the previous budget, which artificially inflated the budget. The Trion is an example of a non-recurring expense, so without that in the budget, you would have a significant decrease. There was also some reshuffling of funds for some different initiatives like the Arts and Entertainment District and incubator.

Chair James questioned the reserves and asked if the reserve was added as a part of it.

Chief Financial Officer DiPaolo noted two appropriations, the Trion and $500,000 for the Smith Store properties, were not spent this year, but are being reappropriated; these are not ongoing things. He described the personnel costs and the core budget and explained the reappropriated reserves and how the gap would be filled.

Chair James said it is misleading to her. She is trying to visualize where all the reserves went; if they went to this budget, then the budget should not be less. She questioned the stated $75,000 for the incubator; the backup says $5,500 x 12 = $66,000.

Director Chen noted it is $5,000 per month in the lease and the additional $500 per month is for the secure internet connections; the actual lease amount is $60,000.

Chair James referenced page 24 in the backup which is why she is asking about the figures. It is not $81,000 but is $75,000.

Director Chen said this was no attempt at deception; the monthly costs are broken down in his memo as monthly costs versus one-time costs.

Chair James asked how the Arts and Entertainment District will be activated. She is still trying to find the separation of duties with the City. She questioned whether the CRA efforts are duplicative or if the CRA and City are putting their money together.

City Manager Garcia explained the key here is to work together; it is about our goals based upon the adopted Strategic Plan. She, Deputy City Manager Sosa-Cruz, Director Chen, and Business Attraction & Investment Manager Harris met this week to be clear for tonight's discussion. The $50,000 is strictly for engineering, which is the first phase; after that, we can look at streets, sidewalks, and lighting. It needs to start with the engineering assessment. That $70,000 is the focus on activating the back of the house. There is no parking on Federal, so our goal is to get that traffic onto the west side to bring more value to all those properties and make the district attractive.

Chair James said she thought we were doing outdoor dining with ARPA money.

City Manager Garcia noted to do the outdoor dining, the area needs to be assessed to determine things like if all the parking is going away, etc.

Director Chen commented we are on the same page. The Complete Streets project is the public side of it. The $70,000 is for how we tie the west side of the properties in.

Chair James said she has no issue with the assessment.

City Manager Garcia explained the $70,000 is for the assessment and engineering. She addressed what would follow the assessment.

Chair James asked how the incubator would help affordable housing.

Director Chen noted affordable housing is a two-sided coin. Broward County is one of the most disparate counties and he addressed what affordable housing is. The incubator is a business activator which draws in new businesses and new jobs; it is a massive way to overcome the challenges of affordable housing. It focuses on people who are most challenged financially.

Chair James questioned if they must have their business in Dania Beach.

Director Chen responded no, but we will make the case Dania Beach is the best place for their start-up business. We are a dynamo of the business sector and an ideal location for start-up businesses because we are the cheapest place on the market.

Chair James noted the slide indicated you can get information and asked if we are having CRA staff there.

Director Chen said yes, it is a CRA office first and a hub for the incubator second. He added yes, we are the CRA, but we talk about the advantages of the City overall as a hub of the mega center of South Florida. It is part of our programming for the CRA and part of the publications/flyers we are doing right now. This is part of what is sold out of the incubator.

Chair James commented she wants the incubator featured on the Department of Energy's website, as Director Chen stated it was the first in the nation.

Director Chen noted he will find out if FIU can make that request.

Chair James said she did not see Trion in this budget.

Director Chen responded the budget is $677,000 for the Trion/Celeste project.

Chief Financial Officer DiPaolo explained it is in the current year budget because they may be completed this fiscal year; if not, it will be reallocated in the new budget.

Chair James asked which line item it is in the proposed budget.

Director Chen said if he recalls, it is shown in the revenue section because it is pass-through money from the County.

Chief Financial Officer DiPaolo noted it is not in the proposed budget for next year. It is in the budget this year but has no net impact on the budget because it is a pass-through. It will be reappropriated to next year's budget if not used this year.

Chair James commented it seems we are doing numbers and saying we are doing more with less. She asked when we will know if we need to put it in the budget and when payments are complete.

Director Chen responded the requirement is the submission of the Certificate of Occupancy, which looks like it will be in the first quarter of 2023.

Chair James asked what our plans are for an affordable housing program with the RAC coming online.

Director Chen said he agrees, and this was the intention for the 12 properties that are buildable. He proposed in the past that instead of the CRA building those properties, we need to put them out to developers so we do not have to upfront the money to build.

Chair James asked if Director Chen will bring the Board an affordable housing program.

Chen said yes.

Vice-Chair Salvino noted the biggest project we could put out there for affordable housing is to use the property adjacent to the PATCH; there is a lot more opportunity there for a whole building and we could work it with HUD. He thinks we could make it work and is something to think about. Director Chen could bring the Board a presentation.

Director Chen responded in fact, we are exploring what the opportunity may be; however, the land configuration of the PATCH is deceiving. The PATCH is approximately 80 feet wide and 625 feet long. In terms of a Saratoga style development, it is not very conducive. Staff is going to look for alternatives for the PATCH operation and will bring them to the Board.

Vice-Chair Salvino said there is a lot of land owned by the CRA. If we were able to sell the vacant lots and use the money to purchase land from landowners to build a larger building, we could probably buy a bigger spot.

Chair James noted we had money in the budget the last two years for land acquisitions.

Director Chen said it is there.

Vice-Chair Salvino commented we need to appoint someone as a liaison to go after the property acquisition and move forward with it.

Chair James said she wants an affordable housing program created for this budget; Director Chen should be able to come up with some sort of program. As to the revitalization of Federal Highway businesses, we are doing the backside so we should have a program for the business sides on Federal Highway. She would like to put money in this budget for our businesses to eliminate slum and blight on Federal Highway; she wants to put $100,000 in the budget.

Vice-Chair Salvino noted he would like at each meeting, a project brought forward for the Board to vote on.

Chair James said we would need to allocate money for it; we discussed it at workshop.

Chief Financial Officer DiPaolo explained it is the discretion of the City Commission to allocate from reserves to the CRA.

Board Member Lewellen asked if we need to put that into the budget now, or as projects come up, we discuss them and if approved, request the funding then.

Chief Financial Officer DiPaolo said we did that with $500,000 for the Smith Store properties. His recommendation is for the CRA to come up with a plan in the first quarter and then do a City budget adjustment to transfer money from the General Fund.

Chair James felt the Board cannot propose any programs because they did not get the budget until late.

Board Member Davis questioned the incubator program; she would first like to get a more projected timeframe and to know what the logistics are and when the program starts.

Director Chen explained if the item is approved tonight and in talking with Skyspaces, it is likely we can have occupancy the first of November. In their proposal, he included their schedule for 2022 and 2023. He added they were looking at two 14-day cohorts per year and he reviewed the prospective program.

Board Member Davis referred to the PATCH and past discussions about doing different things with it. The last thing she remembered we were going to have a PATCH Master Plan. She would like to know if we have moved forward with the Master Plan.

Director Chen explained the CRA Plan update consultant's scope of work was expanded to do a Master Plan for the PATCH site. He expects in the next week or two to set up a workshop to discuss the draft of the plan, which is nearing completion.

Director Chen noted, in reference to Chair James' suggestion for the businesses' exteriors on Federal Highway, our consultant for the CRA Plan update is going to have ideas for this.

Board Member Davis commented that beautifying the front will help them to go to the back.

Director Chen said he does not have a draft of the plan update yet, but this was discussed.

City Manager Garcia noted the $70,000 for the back of the house could be stretched to the front of the house also.

Chair James commented she would bring her asks/requests for funding to the next CRA Board meeting. We still need improved parking for ADA at the PATCH, among other matters that need to be tended to there. She will bring her three items to the next CRA meeting.

Vice-Chair Salvino said as long as Chair James brings what the cost factors are.

Chair James responded she will work with Director Chen to come up with a number.

The Board agreed.

4. Presentations

There were no presentations on this agenda.

5. Consent Agenda

5.1 Minutes:
Approve Minutes of August 23, 2022 CRA Board Hybrid Meeting

5.2 Travel Requests: None

5.3 RESOLUTION NO. 2022-CRA-005

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING EXECUTION OF A MEMBERSHIP AGREEMENT BETWEEN THE CRA AND SKYSPACES OF DANIA BEACH, LLC, ("COMPANY"), FOR OFFICE SPACE AND SERVICES IN CO-WORKING SPACE LOCATED AT 25 NORTH FEDERAL HIGHWAY, DANIA BEACH, FLORIDA 33004, FOR THE PURPOSE OF OPENING A SATELLITE CRA OFFICE AND ESTABLISHING A FACILITY FOR THE FLORIDA INTERNATIONAL UNIVERSITY ("FIU") / U. S. DEPARTMENT OF ENERGY ("DOE") INTELLECTUAL PROPERTY-TO-MARKET HOSPITALITY

AND TECHNOLOGY INCUBATOR ("INCUBATOR"); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

5.4 RESOLUTION NO. 2022-CRA-006

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2022, AND ENDING ON SEPTEMBER 30, 2023; APPROPRIATING FUNDS AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY EXPENDITURES AND LIABILITIES OF THE CRA FOR THE FISCAL YEAR; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Board Member Davis congratulated Strategic Communications & Outreach Representative Eugene and Operations Manager Weekes for their awards and diligent work.

Board Member Davis spoke about attending Dania After Dark which was a very good event, and which featured amazing music.

Vice-Chair Salvino said Strategic Communications & Outreach Representative Eugene did a great job at DAD and should do it more.

Chair James congratulated Strategic Communications & Outreach Representative Eugene and Operations Manager Weekes for receiving the awards on behalf of the CRA.

9. Information Items

There were no items on this agenda.

10. Adjournment

Chair James adjourned the meeting at 6:53 p.m.

ATTEST:

THOMAS SCHNEIDER, CMC
CRA SECRETARY

COMMUNITY REDEVELOPMENT AGENCY

TAMARA JAMES
CHAIR – CRA

Approved: October 11, 2022

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY

CRA Board Meeting
September 14, 2022

FY 2023
Budget Request

FY 2023

Proposed Budget $3,030,531

$1,482,730 from General Fund

DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY

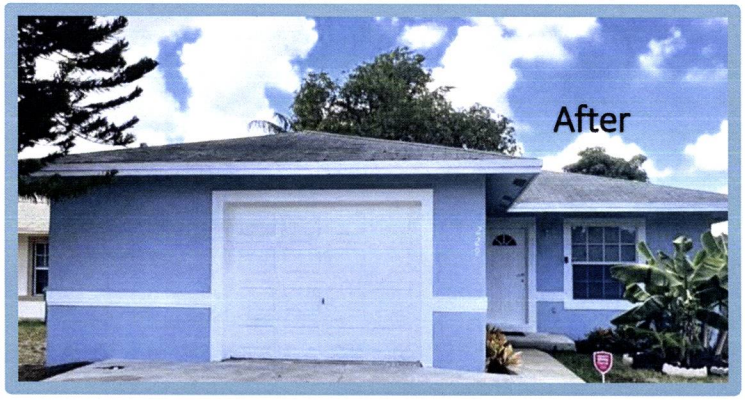
GENERAL BUDGET

CRA Budget Process Began April 26
CRA Board Planning/Workshop

- Decrease of $419,808, or -12.2% from FY2022
- Analysis to structure event fee for Arts & Seafood
- Budget attempts to fund activities for every priority identified by the Board

BUDGET REQUEST
for Contract Renewal
$120,000

- *Houses completed for FY2022: 25 Homes*
- *40 houses will be completed by Nov 22*



AT home
DANIA BEACH

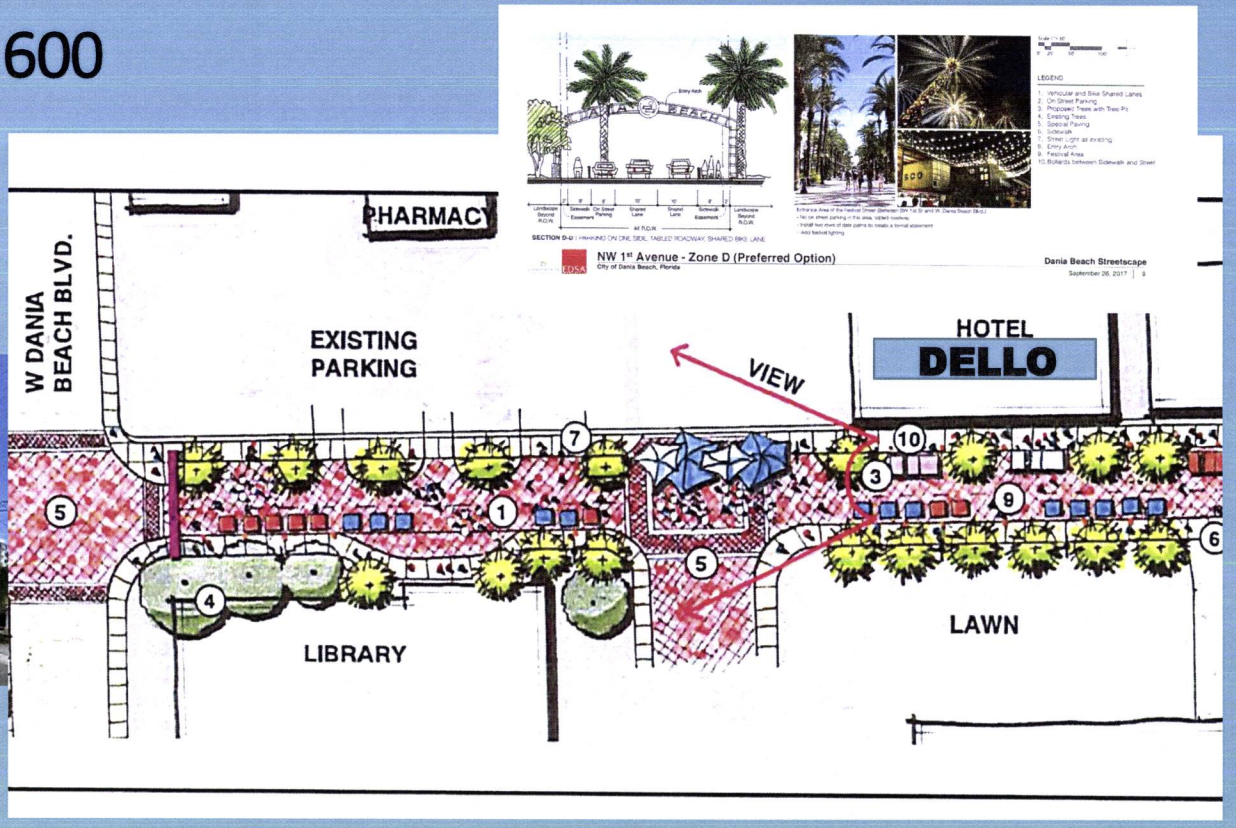
- Total Properties: 16
  Unbuildable Lots: 3
  Parks/Green Space – parks maintenance
- Active RFP: 509-511 NE 3rd Ter
- Buildable Lots: 12 Low- / Workforce-Affordable Housing

ARTS|ENTERTAINMENT|INNOVATION PROJECT
BUDGET REQUEST: $225,600

COMPLETE STREETS INFRASTRUCTURE ENGINEERING PLAN

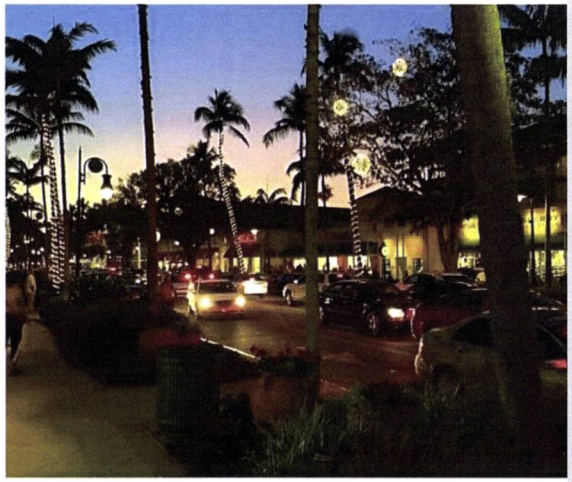
$50,000

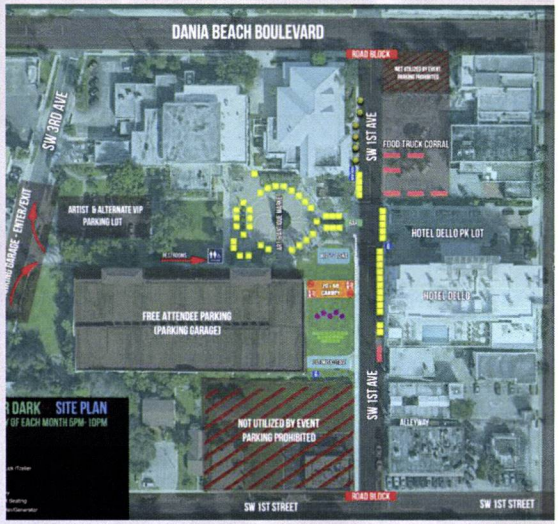
Infrastructure Engineering-drainage, underground utilities, lighting, sidewalks/curbs



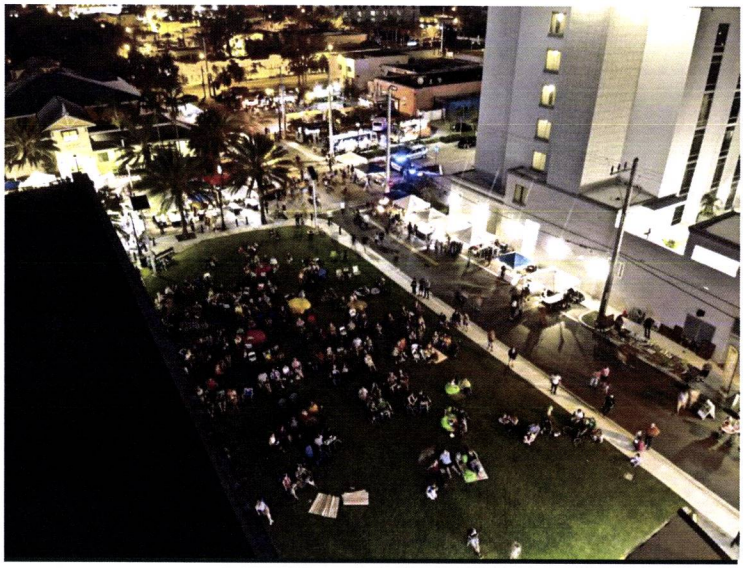
Phase I Focus: W. 1st Ave, from SW 1st Street to NW 1st Street

* Infrastructure construction – City $500,000



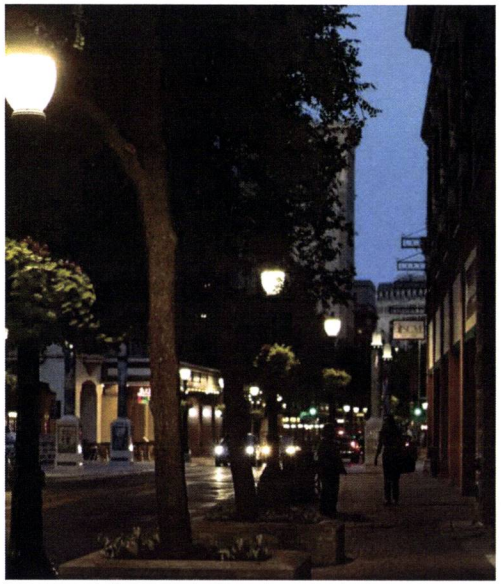


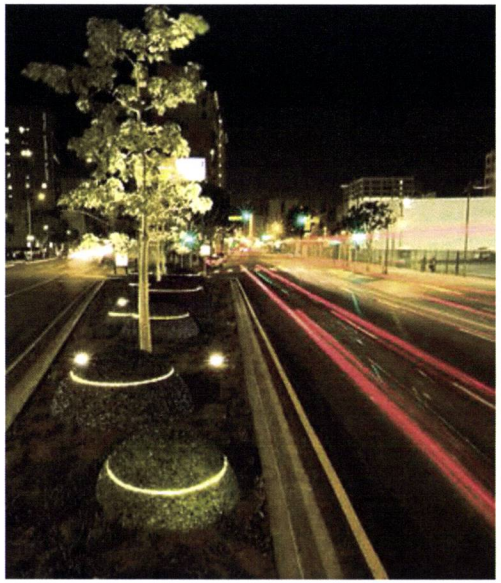
CENTER FOR ARTS AND ENTERTAINMENT DISTRICT

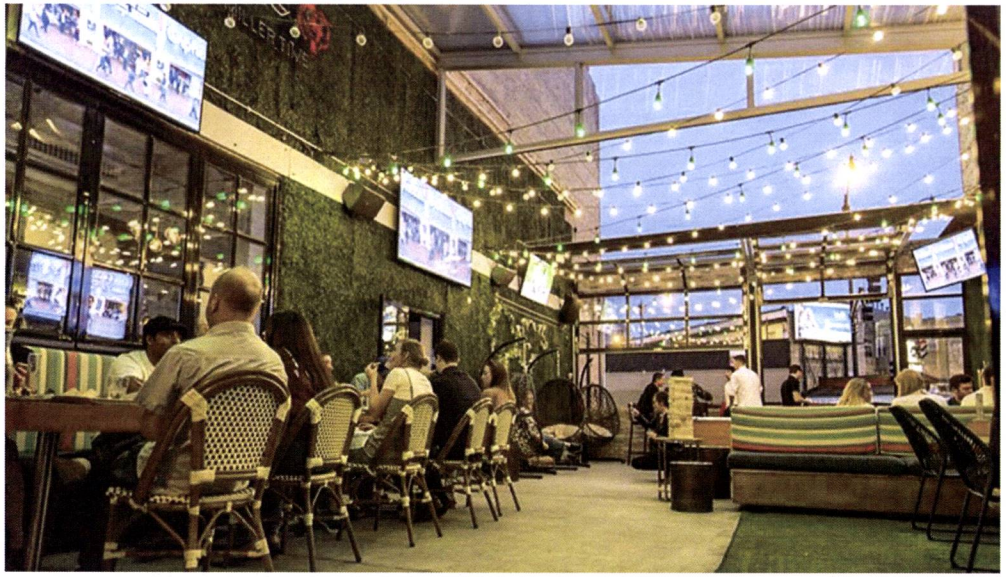


DANIA AFTER DARK
BUDGET REQUEST: $ 105,600

- ADDED TENT FOR SHELTER
- SOURCING BETTER ENTERTAINMENT
- ADDING SEASONAL THEMES
- INCORPORATING NEW ART BUSINESSES WITHIN THE EVENT



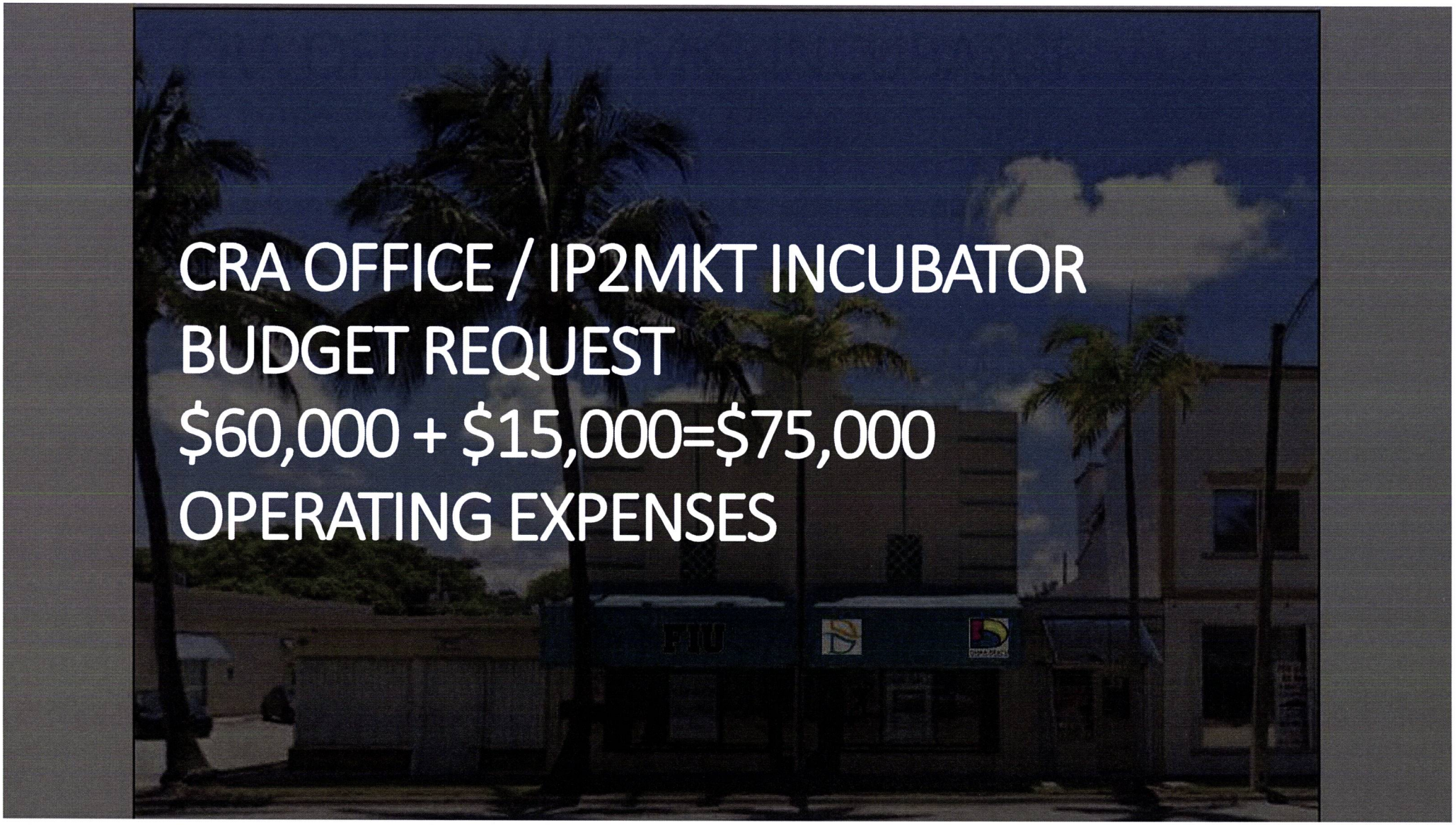




Activate Back-of-the House Buildings on Federal Highway to the Arts District ($70,000)

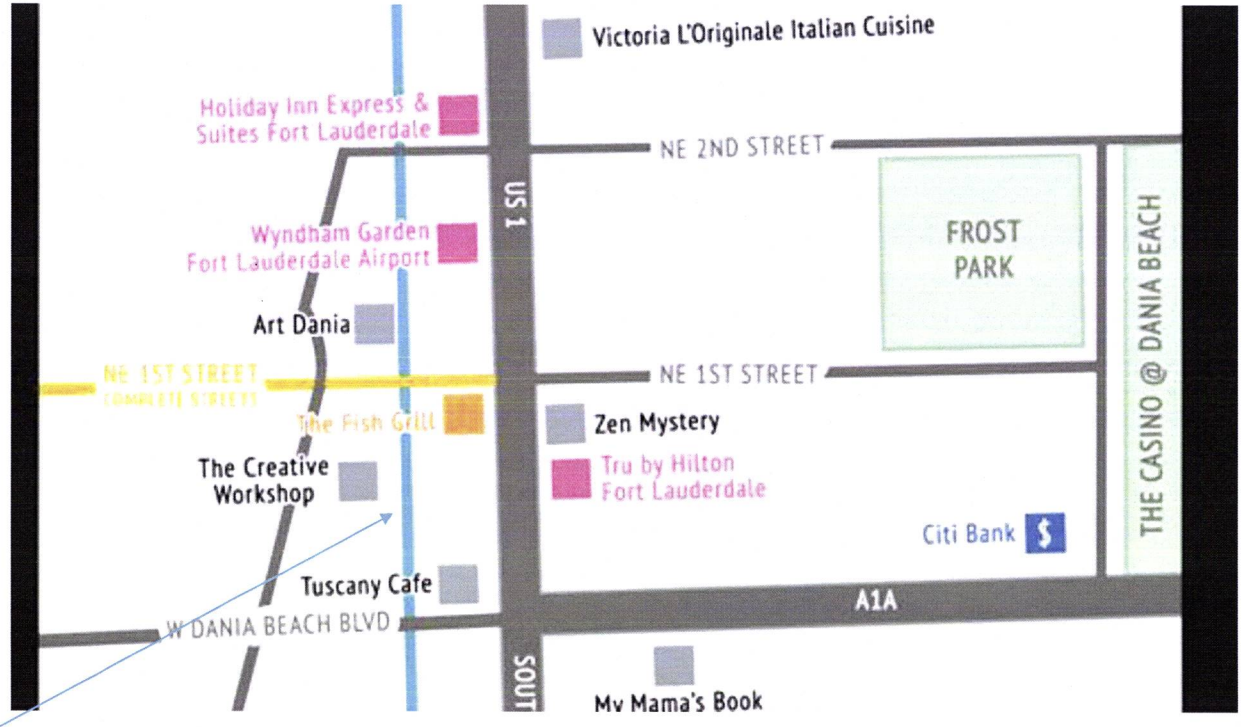
Urban Plan Design

- Outdoor cafes
- Lighting & Landscape
- Alternate entry

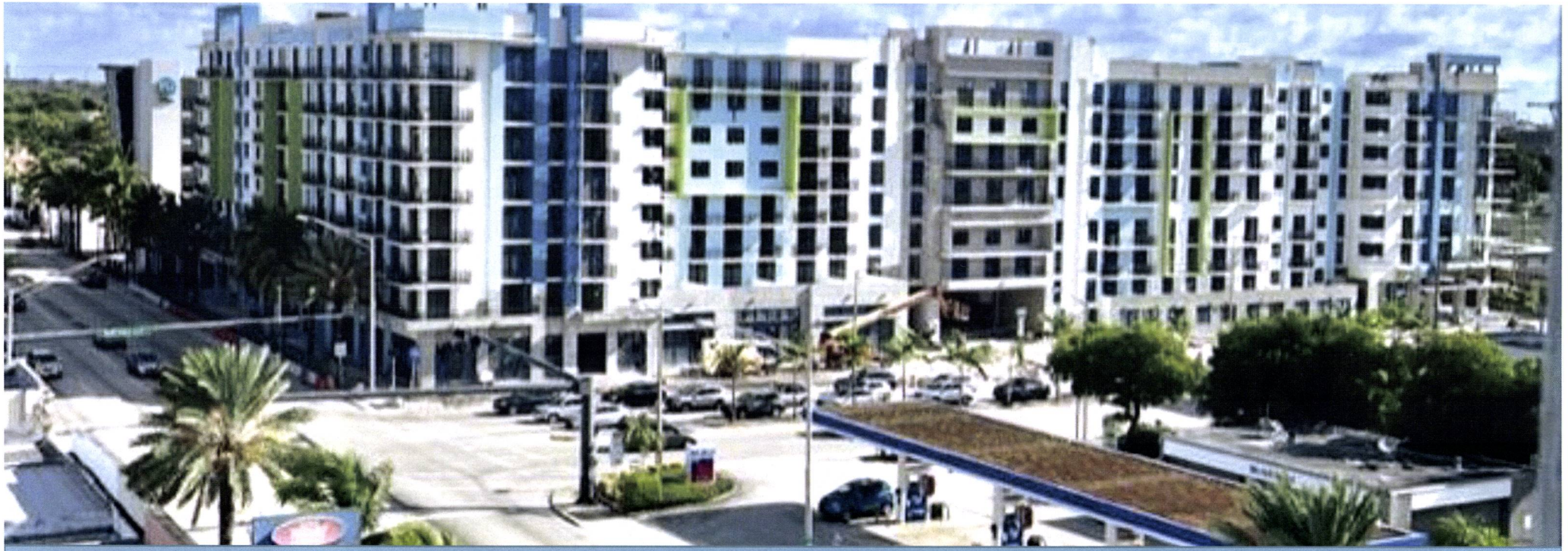

CRA OFFICE / IP2MKT INCUBATOR
BUDGET REQUEST
$60,000 + $15,000=$75,000
OPERATING EXPENSES

CRA OFFICE/ IP2MKT INCUBATOR

Incubator will create jobs that increase wealth generating opportunities across the City – a critical element of the affordable housing challenge.



"Innovation Districts that practice inclusive innovation advance inclusive outcomes for residents living in or nearby the District and strives to build wealth via expanding the ownership of homes and businesses" - **Brookings Institute**



TRION PUBLIC SPACE REIMBURSEMENT
BUDGET REQUEST: $666,667