

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, AUGUST 22, 2023 - 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. CRA Administrative Report

4. PRESENTATIONS

5. CONSENT AGENDA

1. Minutes:
 - July 11, 2023 CRA Regular Meeting Minutes
2. Travel Requests: Request to Attend Florida Redevelopment Association Annual Meeting October 25th through October 27th

6. PROPOSALS AND BIDS

7. DISCUSSION AND POSSIBLE ACTION

1. Commercial Facade Grant Application - 50 E Dania Beach Blvd

8. BOARD MEMBER COMMENTS

9. INFORMATION ITEMS

10. ADJOURNMENT



City of Dania Beach Memorandum

DATE: 8/22/2023

TO: Chair and Board Members

FROM: Michael Chen, Executive Director

SUBJECT: CRA Administrative Report

There is a lot going on in the CRA. Please connect with us directly to get current and correct information on what we are doing. Our direct numbers are:

- Michael Chen: 954-924-6801 x 3732
- Bill Harris: 954-924-6801 x 3667

If we cannot answer, leave your name and number and we will call you back.

1. DANIA BEACH INNOVATION ECOSYSTEM

Background: An Innovation Ecosystem has many different platforms to support entrepreneurs and early-stage ventures. The Dania Beach Innovation Ecosystem includes:

- Education
- Location & Events
- Mentorship
- Incubation & Acceleration
- Funding
- Talent

Update: I have been advised our satellite CRA Office and IP2Mkt Incubator space will be available for occupancy by the end of August. On August 22nd, Dr Ford and I will do a walk-thru of the offices with the developer, discuss FIU's transition into the Incubator space, and begin planning a grand opening date, probably in late September. We will work with Maxine and FIU to coordinate the Grand Opening event with the CRA Board's schedule.

As part of the kick-off for IP2Mkt Hospitality & Technology Incubator's entry to Dania Beach, the CRA has reserved an exhibitor table at the Broward County sponsored 2023 Florida International Trade and Cultural Expo (FITCE) being held October 4th & 5th at the Greater Fort Lauderdale/Broward County Convention Center. FITCE 2023 expects to attract over 2,000 attendees including approximately 500 international businesses and 1,500 local businesses, global trade representatives from over 60 countries and local trade agencies, and government

leaders from around the world. FIU has committed to co-man the table to talk about the Incubator and take applications for the next Incubator cohort.

I have had several conversations with Mary Partin, CEO of the Dan Marino Foundation, regarding the potential relocation of their HQ to Dania Beach. Due to the Foundation's interview skills and workplace skills training programs, Ms. Partin was particularly interested in a potential collaboration with the Dania Beach Business Academy and the FIU IP2Mkt Incubator. On August 16th, I conducted a walk-thru tour with the developer of the CRA/Incubator office at 25 N Federal Hwy to determine if the building will suit their needs.

1. WEST 1ST AVENUE VISION PLAN / ARTS & ENTERTAINMENT DISTRICT BRANDING

Background: At the June 13 CRA Meeting the CRA Board approved two Work Orders with Calvin Giordano for two inter-connected planning projects: a Streetscape Visioning Plan for West 1st Avenue, and a Branding Strategy for the Arts and Entertainment District.

Update: Calvin Giordano has submitted a proposed milestone schedule for the Visioning process, with a target adoption date by the CRA Board/Commission of February 13, 2024 (a copy of the entire schedule is attached). Dates for workshops for CRA Board, Public Arts Board, business/property owners, and general public input are from September 4th to September 18th, with specific suggestions for September 4th, 12th, and 18th. **Please advise if any of these dates will work for a CRA Board Workshop. If not, please suggest another date during the September 4th to 18th time span.**

The CRA and the city Communications Director met with Multi-Media, a video production company, to discuss documenting the Visioning process on video. They proposed a turnkey fee of \$4,999.00 for "filming", compiling, and editing a 3-minute video including an existing conditions flyover (drone) of W 1st Avenue, the workshop input, key interviews, and the Board adopted designs. They have been engaged and are ready to begin.

1. REBUILDING TOGETHER

Rebuilding Together Broward collaborated with the CRA to paint, repair, and landscape three houses with the Memorial Healthcare HERO volunteers on August 19th. Memorial was able to secure the participation of 66 volunteers for the event. The address of the three houses were: 718, 725, and 726 SW 4th Street. The CRA Board was notified on July 27th for those who may wish to welcome and/or join the volunteer workforce.

1. PATCH

The CRA has been assembling the information needed to prepare a fact-based due diligence analysis of the current PATCH location (1201 W Dania Beach Blvd) versus the potential new site at 1399 Stirling Road.

Biancamaria Bacarossi, our Lead Farm & Market Coordinator, and Jaime Castoro, our long time farming and crop consultant, are assisting with the identification of factors relevant to the analysis, collecting the facts needed for the due diligence, and creating prospective site plans and productivity projections associated with each site.

1. DANIA BEACH ARTS & SEAFOOD CELEBRATION

As usual, we submitted several of the promotional collateral materials designed for the 2023 Dania Beach Arts & Seafood Celebration to the Florida Festivals and Events Association for consideration for a SUNsational Award. The categories we submitted entries for include:

- Promotional Mailer
- Promotional Poster
- Commemorative Poster
- Program / Event Guide / Brochure
- Tickets / Invitations
- Website
- Event T-Shirt

The selected winners will be announced at the 29th Annual FFEA Convention & Tradeshow on August 22-24, in Bonita Springs. We have been advised that several of our entries were selected for awards, but which categories we won will not be disclosed until the Convention.

1. CRA/CITY PROMOTIONAL MATERIALS

The CRA has been working on developing materials to promote the growth and prosperity of the CRA and Dania Beach citywide. These materials will be given to:

- Existing Businesses: Assists the businesses to identify potential customers and develop effective, on-target marketing programs. Also, informs them of CRA support programs, such as the Dania Beach Business Academy and Commercial Façade Grant program.
- Commercial Property Owners: Assists commercial property owners to inform potential tenants of the market advantages of Dania Beach and develop effective marketing materials.
- Investors/Developers: Designed to elevate their understanding of the strength and depth of the Dania Beach market. This information supports their underwriting of corporate investments and assists them to secure debt/equity for their projects.
- Other Uses: This information supports the City's ability to maintain/increase its bond ratings. Enhances the City's ability to attract a skilled workforce. Enhances the City's ability to attract a new business.

For several years I have been providing this information through copier prints and incorporating it in conversations. With collaboration with the CRA's graphics consultant, we are developing print-ready collateral materials with a visible CRA brand. The start of our print materials collection is in the folders at your dais.

Color Code / Activity				
	Stakeholder Meetings			
	Public Meetings and Public Meetings Agenda Deadlines			
	Consultant Work-sessions			
Task	Name	Start	Finish	Duration
1	TASK 1: SITE ANALYSIS AND INVENTORY	7/26/2023	9/1/2023	28 days
2	Review available documentation	7/26/2023	8/25/2023	23 days
3	Conduct Site Visits	7/26/2023	8/25/2023	23 days
4	Evaluate access and frontage of properties on the east side of 1st Avenue	7/26/2023	8/25/2023	23 days
5	Identify utilities, traffic patterns, parking, and public transportation options	7/26/2023	8/25/2023	23 days
6	Compile materials and graphics for public engagement activities	7/26/2023	8/25/2023	23 days
7	Preparation of Deliverables	8/28/2023	9/1/2023	5 days
8	TASK 2: INITIAL STAKEHOLDER ENGAGEMENT AND VISIONING	9/4/2023	9/25/2023	16 days
9	Submission of Materials to Clerk for CRA & City Commission Meeting	9/4/2023	9/4/2023	1 day
10	Conduct interviews, workshops, and focus groups	9/4/2023	9/18/2023	11 days
11	Meeting: (Stakeholder Group TBD)	9/4/2023	9/8/2023	5 days
12	Meeting: (Stakeholder Group TBD)	9/12/2023	9/12/2023	1 day
13	Meeting: (Stakeholder Group TBD)	9/12/2023	9/12/2023	1 day
14	Meeting: (Stakeholder Group TBD)	9/18/2023	9/18/2023	1 day
15	Preparation of Deliverables	9/19/2023	9/25/2023	5 days
16	TASK 3: CONCEPT DEVELOPMENT	9/26/2023	10/12/2023	13 days
17	Generate design concepts	9/26/2023	10/11/2023	12 days
18	Explore various streetscape features	9/26/2023	10/11/2023	12 days
19	Evaluation vision feasibility, cost implications, and maintenance requirements	9/26/2023	10/11/2023	12 days
20	Preparation of Deliverables Package	10/11/2023	10/12/2023	2 days
21	TASK 4: FOLLOW-UP STAKEHOLDER ENGAGEMENT AND VISIONING	10/16/2023	11/14/2023	22 days
22	Conduct interviews, workshops, and focus groups	10/16/2023	10/20/2023	5 days
23	'Check-in' Meeting: Arts Board	10/16/2023	10/16/2023	1 day
24	'Check-in' Meeting: Business Owner Stakeholders	10/16/2023	10/20/2023	5 days
25	Prepare revisions to package to address changes or requests from stakeholders	10/23/2023	10/23/2023	1 day
26	Preparation of Deliverables	10/23/2023	10/27/2023	5 days
27	Submission of Materials to Clerk for CRA & City Commission Meeting	11/6/2023	11/6/2023	1 day
28	Workshops and Presentations	11/14/2023	11/14/2023	1 day
29	Meeting: CRA Board	11/14/2023	11/14/2023	1 day
30	Meeting: Commission Workshop	11/14/2023	11/14/2023	1 day

Color Code / Activity				
	Stakeholder Meetings			
	Public Meetings and Public Meetings Agenda Deadlines			
	Consultant Work-sessions			
Task	Name	Start	Finish	Duration
31	TASK 5: SCHEMATIC DESIGN	10/30/2023	12/1/2023	25 days
32	Make adjustments to the selected design concept.	10/30/2023	12/1/2023	25 days
33	Conduct analysis, such as traffic flow, accessibility, and sustainability	10/30/2023	12/1/2023	25 days
34	Prepare rendering and illustrative graphics	10/30/2023	12/1/2023	25 days
35	Preparation of Deliverables Package	10/30/2023	12/1/2023	25 days
36	TASK 6: DETAILED DESIGN DEVELOPMENT	12/4/2023	1/19/2024	35 days
37	Prepare design plans, elevations, and sections, including materials/implementation options	12/4/2023	1/19/2024	35 days
38	Develop options for materials, street furniture, lighting fixtures, and other elements.	12/4/2023	1/19/2024	35 days
39	Coordinate with civil, electrical, and structural engineering to ensure technical compatibility.	12/4/2023	1/19/2024	35 days
40	Preparation of Deliverables Package	12/4/2023	1/19/2024	35 days
41	TASK 7: PRESENTATION AND FINAL DOCUMENTATION	1/22/2024	2/13/2024	17 days
42	Prepare a presentation of the final design, including renderings, 3D models, and animations	1/22/2024	1/26/2024	5 days
43	Develop a written report summarizing key design decisions and recommendations.	1/22/2024	1/26/2024	5 days
44	Preparation of Deliverables Package	1/22/2024	1/26/2024	5 days
45	Submission of Materials to Clerk for CRA & City Commission Meeting	2/5/2024	2/5/2024	1 day
46	Presentation and Adoption	2/13/2024	2/13/2024	1 day
47	Adoption Meeting: CRA board	2/13/2024	2/13/2024	1 day
48	Adoption Meeting: City Commission	2/13/2024	2/13/2024	1 day

MINUTES OF MEETING
DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
TUESDAY, JULY 11, 2023 – 5:30 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 4:41 p.m.

Present:

Chair:	A. J. Ryan IV
Vice-Chair:	Lori Lewellen
Board Members:	Joyce L. Davis
	Tamara James
	Marco A. Salvino, Sr.
Executive Director:	K. Michael Chen
City Attorney:	Eve Boutsis
CRA Secretary:	Elora Riera, MMC

2. Citizen Comments

None.

3. Administrative Reports

Executive Director Chen requested that the Board move their CRA meeting to September 13th to be in conjunction with the City Commission meeting and budget meeting. There was consensus from the Board.

Executive Director Chen presented his administrative report that was provided to the Board in their packets. He touched on the following topics:

- Memorial Healthcare Community Services and Rebuilding Together – Volunteer Event on August 19th
- Innovation Ecosystem

Commissioner James asked if any RAC units have been turned back in and City Attorney Boutsis responded that there have not. Commissioner James wanted to be sure the RAC units that are turned back in receive priority.

Executive Director Chen continued providing information on the following topics from his report:

- West 1st Avenue Vision Plan kickoff meeting with Calvion Giordano and Senior City Administration

- Rebuilding Together nearing completion of the 40 houses on their 2023 contract

Discussion ensued regarding the Rebuilding Together project and the Commission assisting with painting and landscaping of the homes and being a part of that process.

4. Presentations

Justin Morgan and Caroline Cozzi of Habitat for Humanity introduced themselves and provided a presentation to the Board for their potential interest in developing low income or workforce affordable housing in Dania Beach.

Ms. Morgan and Ms. Cozzi provided a presentation and information on who they serve, the family selection process and the build features that the affordable housing would offer.

Board Member James inquired about the 60%-80% AMI and Ms. Cozzi stated that the percentage can be established by the Board and City. Board member James asked how they accommodate for larger families and Ms. Cozzi responded that the homes can accommodate three or four bedrooms and range between 1,400 to 1600 square feet.

Discussion ensued regarding other municipalities donating the lands to Habitat to Humanity for the housing projects.

Chair Ryan commented that he felt that this was a positive project for the community. He appreciates what Habitat for Humanity does for families.

To answer Board Member James question, Ms. Cozzi stated that the housing can be promoted to the Dania Beach residents, but they cannot narrow it down to only Dania Beach residents.

Board member Davis commented that she has been a part of this process for a while and she know that the need is here in the City and is very excited to see Habitat for Humanity in the City.

Executive Director Chen commented that the first property that Habitat for Humanity has expressed interest in is 608 W Dania Beach Boulevard.

Board Member James asked how many homes could fit on that property and Ms. Morgan responded that there could possibly be up to three townhomes, but the land still needs to be fully evaluated.

Executive Director Chen is looking for approval to post a public notice on the CRA's interest in exploring the potential sale of the property.

There was consensus from the Commission for Executive Director Chen to post a public notice on the CRA's interest in exploring the potential sale of the property.

5. Consent Agenda

Board Member Salvino made a motion to approve the consent agenda. Board Member James seconded the motion which carried unanimously on voice vote.

5.1 Minutes: June 13, 2023 CRA Board meeting Minutes

Approved under consent.

5.2 Travel Requests:

None.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 PATCH – CRA Executive Director

Executive Director Chen discussed the extensive damages and repairs on the PATCH. He stated that the PATCH is closed due to the damage and contaminated plants caused by the flooding over the past 2 months. Considering the damages, Executive Director Chen felt it was appropriate to provide the Board with three options for the PATCH.

1. Continue operating the PATCH at its current location; or
2. Close down the PATCH completely; or
3. Move the PATCH to another location for its ongoing operation.

Executive Director Chen does not recommend closing the PATCH. He had discussions with City Manager Garcia and there is a piece of City owned land that could be an option for discussion. He provided information on the proposed property located on 1399 Stirling Road (referred to as Boise Waiters).

Board Member Salvino commented that if the property being proposed is not buildable, his thoughts would be to move the PATCH to that location and use the funds from the sale of the current PATCH location to build a nice new PATCH and the current PATCH location can be utilized for housing.

City Attorney Boutsis commented that there is a long-term lease on the Boise Waiters property for a large antenna and therefore the City probably is unable to build on the land, however, the PATCH should not be an issue.

Board Member James commented that she has had developers approach her about this property and she was told that nothing could be done on this property. She stated that the current location is not a dead-end road because there is access to the PATCH from 1st Street, however, if visibility is an issue in its current location, she is unsure how the PATCH would do on Boise Waiters in that hidden area.

Board Member James commented that she is not in favor of the third option of moving it to Boise Waiters and would recommend fixing the current PATCH location.

Board Member Davis commented that the Board already agreed that there would be a PATCH master plan. She is concerned that it has the potential to do what it has to do and the City is not investing in it. There are three new options being presented and the original plan is being dismissed and she has an issue with that and is not in favor of changing the plan.

Vice Chair Lewellen commented that she appreciates Board Member Davis's comments regarding not wanting to change the plan, however, sometimes the City has to adapt based upon changes that occur that are beyond the City's control.

Vice Chair Lewellen asked if the approximate amount to fix the current location also includes correcting the issue that occurred in the first place with regards to April flooding and Executive Director Chen responded that the PATCH floods even when there is a modest rain. The approximate cost for the irrigation system is \$30,000 to 35,000 and the hydroponics could cost approximately \$10,000 to \$15,000 plus the man hours to plant and prune. These improvements to the current location would not eliminate the flooding issue.

Vice Chair Lewellen commented that the City has an opportunity to move to another location that has infrastructure built into it and it can be done the correct way. She stated that signage can be created and posted to let people know where it is located and help with visibility. She believes that option three makes the most sense at this point in time.

Chair Ryan commented that the PATCH has been active for 11 years and is something he feels every community should have. He provided some options for the current location if it were no longer to be allocated for the PATCH as well as his thoughts on the Boise Waiters option. Chair Ryan stated that he will need some hard numbers in order to make a decision on what to do with the PATCH.

Discussion ensued regarding the Boise Waiters location.

Board Member James commented that she would like to know how much it will cost to restore the PATCH in its current location.

There was consensus that the Board would like to receive the costs for all the options discussed.

Executive Director Chen commented on the alternatives of operating the PATCH. He has spoken to Executive Director of Fruitful Fields, Jamie Castoro who has proposed to operate the PATCH at approximately \$79,000 per year.

Board Member Davis wants to ensure that the community is involved in the conversations moving forward since this PATCH means a lot to many of the residents.

8. Board Member Comments

Board Member James commented that she has seen how hard the community has fought for the PATCH. Her concern is putting a development in that area that the community cannot afford. She would like to explore the options and seeing how to make that parcel work. She agreed with Board Member Davis's comment on involving the community in these discussions.

Chair Ryan would like to receive a number of how many are enrolled in the PATCH and Executive Director Chen responded that most of the plots are allocated by residents of Hollywood.

Board Member Salvino stated that he understands the feelings of Board Member James. At this time, he is set in one direction but is sure that the Commission will come to an agreement.

Vice Chair Lewellen commented that she is looking forward to seeing the report.

Chair Ryan commented that this is definitely important to the community. We are all here to think outside of the box and come up with good solutions for the community.

9. Information Items

None.

10. Adjournment

Chair Ryan adjourned the meeting at 6:06 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ELORA RIERA, MMC
CRA SECRETARY

ARCHIBALD J. RYAN IV
CHAIR – CRA



Travel Authorization Form

TRAVELER'S NAME: Michael Chen
 TRAVELER'S POSITION: Executive Director
 DESTINATION: Ponte Vedra Beach, FL
 PURPOSE OF TRAVEL: Attend FRA 2023 Annual Conference
 DATES OF TRAVEL: 10/25/2023 TO 10/27/2023
 ACCOUNT NO: 106-52-01-552-40-10

MODE OF TRAVEL: ☐ Personal Vehicle
☐ City Vehicle
☐ Rental Vehicle
☐ Airplane
☐ Other

Estimated Expenses:

ITEM	DESCRIPTION					TOTAL
Registration Fee:	FRA					\$ 395.00
Lodging (# of nights x rate): Night 1	Sawgrass Marriott Golf Resort	1	x	\$ 336.00	\$ 336.00	
Lodging (# of nights x rate): Night 2	Sawgrass Marriott Golf Resort	1		\$ 219.00	\$ 219.00	
Parking (# of nights x rate):	Sawgrass Marriott Golf Resort	3	x	\$ 22.00	\$ 66.00	
Airfare:	JetBlue					\$ 275.42
Vehicle Rental:	Budget					\$ 182.07
Meals (Per Diem):	Attach Per Diem Calculator and GSA Per Diem Rate					\$ 139.50
TOTAL ESTIMATED EXPENSES						\$1,612.99

Traveler's Signature: K. Michael Chen Date: 08/16/2023
 Executive Director's Signature: K. Michael Chen Date: 08/16/2023
 Finance Reviewer's Signature: Tania Stevens Date: 08/16/2023
 Chief Financial Officer's Signature: _____ Date: _____

Stevens, Tania

From: Chen, K. Michael
Sent: Wednesday, August 16, 2023 2:04 PM
To: DiPaolo, Frank; Stevens, Tania
Cc: Guzman, Yeimy; kmchenfl@comcast.net
Subject: RE: 8/22 CRA Agenda
Attachments: FRA Reg Conf.pdf; Jet Blue Conf.pdf; Budget Car Rent Conf.pdf; Marriott Conf 102623.pdf; Marriott Conf 102523.pdf

Importance: High

Tania,

Attached are the receipts you requested.

I need to make a few quick explanations:

- The conference hotel is in Ponte Vedra – the closest airport is Jacksonville, 40 miles from the hotel, thus a rental car and airline
- The hotel sold out of the conference rate on Oct 25, so my first day is at regular hotel government rates. My 2nd night (10/26) is at the conference rate.
- Both rates add on a resort fee and sales tax – the sales tax is removed upon check in with a copy of our tax certificate.

Let me know if you have any questions.



K. Michael Chen
CRA Executive Director
Community Redevelopment Agency
City of Dania Beach
100 W Dania Beach Blvd, Dania Beach, 33004
www.DaniaBeachCRA.org
t: 954-924-6801 x3732
mchen@daniabeachfl.gov

Like us on Facebook  Visit our Website 

Order Confirmation

Here are the details of your order. Please retain this email for your records.

Order Number: 127746

Order Date: Aug 11, 2023 10:57 AM

Bill To: Michael Chen

Order Total: 395.00

Payment Method: Visa *****2927

Name on Card: k Michael Chen

Item	Price	Qty	Total
FRA 2023 Annual Conference - Michael Chen <i>When:</i> Oct 25, 2023 8:00 AM - Oct 27, 2023 5:00 PM <i>Where:</i> Sawgrass Marriott Golf Resort & Spa 1000 TPC Boulevard Ponte Vedra Beach, FL 32082 United States	395.00	1	395.00

Registration option: Oct 25, 2023 7:00 AM - Full Registration - Member rate

Item Total	395.00
Shipping	0.00
Handling	0.00
Item Grand Total	395.00
Transaction Grand Total	395.00

You are receiving this communication from the Florida League of Cities or on behalf of one of its affiliated organizations, including: Florida Association of City Clerks, Florida Black Caucus of Local Elected Officials, Florida City and County Management Association, Florida Government Finance Officers Association, Florida Local Government Information Systems Association, Florida League of Mayors, Florida Municipal Attorneys Association, Florida Municipal Communicators Association, Florida Municipal Insurance Trust, and Florida Redevelopment Association.

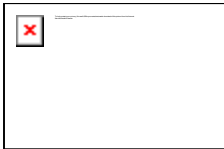
Chen, K. Michael

From: Marriott Hotels & Resorts Reservations <reservations@res-marriott.com>
Sent: Tuesday, August 15, 2023 9:50 AM
To: Chen, K. Michael
Subject: Reservation Confirmation #75617330 for Sawgrass Marriott Golf Resort & Spa

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender **and** expect the content.



[ENHANCE YOUR STAY](#) | [SUMMARY OF CHARGES](#) | [CONTACT US](#)



Sawgrass Marriott Golf Resort & Spa

 1000 TPC Boulevard Ponte Vedra Beach
Florida 32082 USA

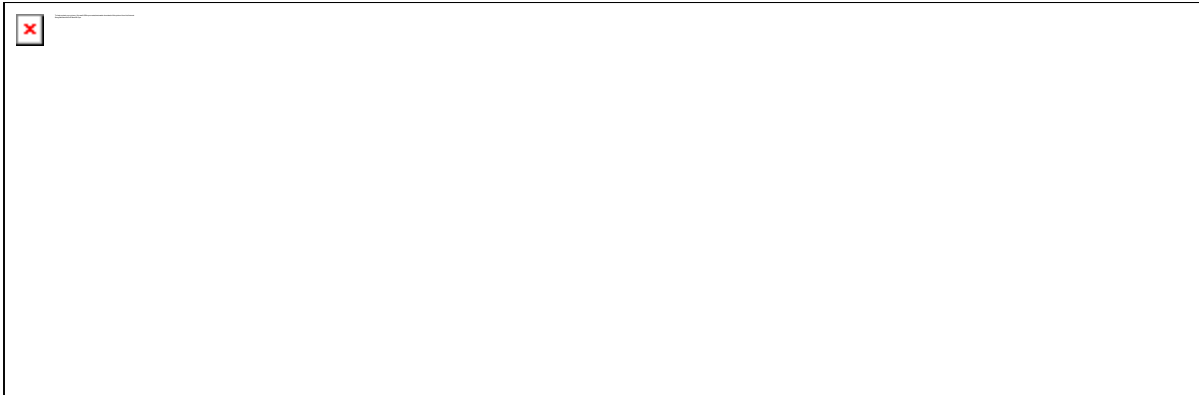
 +1-904-285-7777

Thank you for booking with us, Michael Chen.

The world is waiting for you.

Wed, Oct 25, 2023 – Thu, Oct 26, 2023

Confirmation Number: 75617330



Check-In: Wednesday, October 25, 2023

04:00 PM

Check-Out: Thursday, October 26, 2023

11:00 AM

Number of rooms 1 Room

Guests per room 1 Adult

Guarantee Method Credit Card Guarantee, Visa

Total for Stay (all rooms) 374.64 USD

Room 1

Room Type ☐ Guest room, 2 Doubles, Nature view,
Exterior Entry

Guaranteed Requests:

None

ALL REQUESTS ☐

[Modify or Cancel Reservation](#)

Important Information About Your Stay

Government rate LEISURE NON-PER DIEM, federal government ID required

Taxes & Fees (per night per room)

Estimated Government Taxes & Fees	38.64 USD
-----------------------------------	-----------

Resort Fee	25.00 USD
------------	-----------

Totals

Total for Stay (all rooms)	374.64 USD
----------------------------	------------

Other Charges

On-site parking, fee: 22 USD daily

Valet parking, fee: 35 USD daily

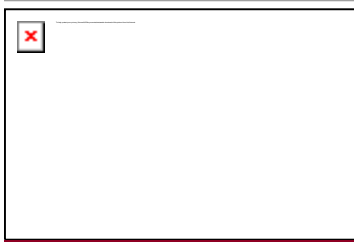
Rate Details & Cancellation Policy

- You may cancel your reservation for no charge before 11:59 PM local hotel time on Sunday, October 22, 2023 (3 day[s] before arrival).
- Please note that we will assess a fee of 346.77 USD if you must cancel after this deadline.
- Please be prepared to show proof of eligibility for your rate (such as a membership card, corporate or government identification card, or proof of your age).
- Please note that a change in the length or dates of your reservation may result in a rate change.

Chen, K. Michael

From: The Sawgrass Marriott Golf Resort & Spa, a Marriott Resort Team <info@cvent.com>
Sent: Tuesday, August 15, 2023 9:50 AM
To: Chen, K. Michael
Subject: The Sawgrass Marriott Golf Resort & Spa, a Marriott Resort Reservation Update Confirmation

CAUTION: This email originated from outside the City of Dania Beach. Do not click links or open attachments unless you recognize the sender **and** expect the content.



Sawgrass Marriott Golf Resort & Spa

1000 PGA TOUR Boulevard
Ponte Vedra Beach, FL 32082 US
Phone: 904-285-7777 Fax: 904-285-0906



Reservation for MICHAEL CHEN

Online Confirmation Number: 2DFRT0JC

Check-in: Oct 26, 2023 (Check-in time: 4:00 PM)

Check-out: Oct 27, 2023 (Check-out time: 11:00 AM)



[View Hotel Website](#)



[Maps & Transportation](#)

Reservation Confirmation

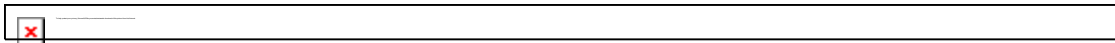
Dear MICHAEL CHEN,

We look forward to welcoming you to Sawgrass Marriott Golf Resort & Spa for Florida Redevelopment Association Annual Conference 2023. The below confirms recent changes made to your reservation.

Sawgrass Marriott Golf Resort & Spa

Planning Your Trip

- [Visit Ponte Vedra Beach area](#)



Reservation Details

Confirmation number: 2DFRT0JC

Your hotel: Sawgrass Marriott Golf Resort & Spa

Check-in: Oct 26, 2023 (Check-in time: 4:00 PM)

Check-out: Oct 27, 2023 (Check-out time: 11:00 AM)

Room type: Run of House Guestroom - 1 King or 2 Doubles

Number of rooms: 1

Guests per room: 1

Guest name: MICHAEL CHEN

Reservation confirmed: Aug 11, 2023

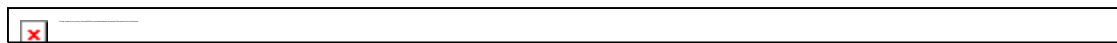
Guarantee method: Credit Card

Summary of Room Charges	Cost per night per room (USD)
Oct 26, 2023 - Oct 27, 2023	209.00
Estimated taxes and fees	Room Rates shown do not include 6.5% State Tax, 4% County Tax (subject to change) and any applicable resort fees.
Total for stay (for all rooms) not including applicable taxes/fees	209.00 plus \$10.00 daily resort fee (conference rate)
Add-Ons: Sawgrass Marriott Golf Resort & Spa will make every effort to accomodate the below requests, however they are not guaranteed. 2 BEDS / STAY IN THE SAME ROOM	

Canceling your Reservation

Cancellations made within 72 hours prior to arrival will forfeit one night's room and tax.

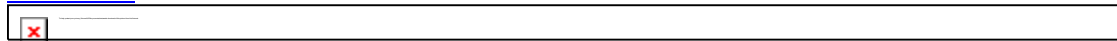
You may modify or cancel your reservation [here](#) or call 800.228.9290 in the US and Canada. Elsewhere, call 904.285.7777. Contact us if you have any questions about your reservation.



Travel Alerts

Please Note: All Marriott hotels in the USA and Canada, are committed to a smoke-free policy.

[Learn More](#)



Internet Privacy, Authenticity

Your privacy is important to us. [Please visit our Internet Privacy Statement for full details.](#) This email confirmation is an auto-generated message. Replies to automated messages are not monitored.

This email was sent by Passkey International, Inc.

On behalf of:

Sawgrass Marriott Golf Resort & Spa

Check out the details for your trip on Wed, Oct 25

[Français](#) | [Español](#)



Please note: This is not your boarding pass.

Your JetBlue confirmation code is

JPWLDL

Flights

FLL



JAX

Fort Lauderdale, FL

Jacksonville, FL

Terminal: 3

Date Wed, Oct 25

Departs 8:20am

Arrives 9:39am

Flight 18

jetBlue

JAX



FLL

Jacksonville, FL

Fort Lauderdale, FL

Terminal: A

Date Fri, Oct 27

Departs 10:30am

Arrives 11:52am

Flight 17

jetBlue

If your booking was made at least 7 days in advance: You may cancel it within 24 hours for a full refund to your original form of payment, without a cancellation fee.

JetBlue Change/Cancel Policy: There is no fee to change (or cancel) Blue, Blue Extra, Blue Plus or Mint fares. Blue Basic fares are subject to a change/cancel fee of \$100 for travel wholly within the U.S., Caribbean, Mexico or Central America, or \$200 for all other routes.

Fare difference may apply and funds may be in the form of a JetBlue travel credit, valid for 12 months from original ticketing date. Booked before Mar 8, 2023? See details on expiration date [here](#). Same-day switches may be made without a fare difference for \$75. [Click here](#) for details on our change and cancel policies.

Payment Details

Visa XXXXXXXXXXXX3934	REFUNDABLE	\$228.48
	Taxes & fees	\$46.94
Total		\$275.42
		USD

Purchase Date: Aug 15, 2023

[Request full receipt](#)

Congrats on booking your car!

You're on your way to earning **200 TrueBlue points and 1 tile**. We sent a confirmation email to kmchenfl@comcast.net. Please note, you will not be charged for this reservation until time of pickup.

Order details

Budget Confirmation Number 36573459US6 Have this number ready at pick-up.

Driver Name Kenneth Chen

Your Vehicle: Compact Car Kia Soul or similar

Rate information: Pre-discounted rate **\$151.23**

2-day base rate: **\$136.11**

Taxes & fees: **\$45.96**

Total **\$182.07** Pay rental agency at pick-up.

Car rental details

Pick-Up Time Wed, Oct 25th, 2023 at 9:39 AM

Drop-Off Time Fri, Oct 27th, 2023 at 10:30 AM

Pick-Up Location

Jacksonville APO
2400 Yankee Clipper Drive
Jacksonville, Florida 32218, U S A

Drop-Off Location

Jacksonville APO
2400 Yankee Clipper Drive
Jacksonville, Florida 32218, U S A

Call [1-855-860-2583](tel:1-855-860-2583) if you have any questions about your order.
Resend your confirmation email to yourself or share it with a friend.
Got a change of plans? [Cancel your booking](#) online.

City of Dania Beach Travel Per Diem Calculator

Traveler's Name: Michael Chen

Description of Trip: 2023 FRA Annual Conference

Destination: Ponte Vedra Beach, FL

Daily M&IE for FY 2024: \$ 69.00

First Date of Travel: 10/25/2023

Last Date of Travel: 10/27/2023

	Travel		Travel
	WED	THU	FRI
Date	25-Oct-23	26-Oct-23	27-Oct-23
Breakfast (\$16)		Included	
Lunch (\$17)		Included	
Dinner (\$31)		\$ 31.00	
Incidental (\$5)		\$ 5.00	
Total Daily total =	\$ 51.75	\$ 36.00	\$ 51.75

Travel Days Pro-rated at 75% of M&IE \$ 51.75

Total Per Diem Due to Traveler **\$ 139.50**

Domestic Meals and Incidental Expenses (M&IE) Breakdown for Federal FY 2022					
M&IE Total	Breakfast	Lunch	Dinner	Incidental	75%
59.00	13.00	15.00	26.00	5.00	44.25
64.00	14.00	16.00	29.00	5.00	48.00
69.00	16.00	17.00	31.00	5.00	51.75
74.00	17.00	18.00	34.00	5.00	55.50
79.00	18.00	20.00	36.00	5.00	59.25



Meals & Incidentals (M&IE) Breakdown

Primary Destination	County	M&IE Total	Continental Breakfast/Breakfast	Lunch	Dinner	Incidental Expenses	First & LastDay of Travel
St. Augustine	St. Johns	\$69	\$16	\$17	\$31	\$5	\$51.75

2023 Annual Conference

October 25-27, 2023
Sawgrass Marriott Golf Resort and Spa
Ponte Vedra Beach, FL

REGISTRATION INFORMATION

The **2023 Florida Redevelopment Association Annual Conference** will be held on **October 25-27, 2023**, at the **Sawgrass Marriott Golf Resort & Spa** in Ponte Vedra Beach, FL.

The conference is an opportunity for redevelopment professionals, elected officials and appointed officials who oversee administering redevelopment (economic development) programs in Florida cities and counties and community redevelopment agencies/CRA's who have separate, dedicated trust funds that can be spent on redevelopment projects to meet in person. Attendees at the conference will have opportunities to enhance leadership skills, learn from municipal experts, share ideas with peers, discuss strategies for Florida's future and hear about the latest products and services for redevelopment projects.

Don't miss this opportunity to learn, network and share.

DEADLINES

- ▶ September 29, 2023: Hotel reservations cutoff
- ▶ October 9, 2023: Conference registration fee increases by \$100.00 after 5:00 p.m. on October 9, 2023

REGISTRATION FEES

Full Registration (10/25-10/27)

Member: \$395.00; Nonmember: \$495.00

CRA Board Training Course (10/25)

\$50.00

Tours (10/25)

\$50.00 per tour (1 tour per person)

Academy Graduation and Awards Banquet

(guest ticket) (10/26)

\$75.00

Guest/Spouse Registration (spouse, partner or other nonprofessional relation) (10/25-10/27)

\$325.00

Full registration and **Guest** registration fees cover your name badge and admission to all conference sessions and the exhibit hall, refreshment breaks, light continental breakfast each day, Wednesday's Welcome Luncheon in the exhibit hall, Wednesday's Welcome Reception in the exhibit hall, Thursday's Networking Luncheon in the exhibit hall and Thursday's Academy Graduation and Awards Banquet. Tours are an additional fee. NOTE: Registration fees will increase by \$100.00 per registration/guest for all registrations made after October 9, 2023.

CANCELLATION POLICY

Conference registration cancellation requests must be emailed to hhogarth@flcities.com no later than 5:00 p.m. on October 9, 2023, to be eligible for a refund. A \$50.00 cancellation fee will be applied to all cancellations. Refunds will be issued after the conference. **No refunds will be made after October 9, 2023, or for early departure from the conference.**

REGISTRATION INFORMATION

Online Registration – Credit Cards Only

Click here to register online and pay with a credit card. The FRA accepts Visa, Mastercard or American Express.

Mail Registration – Checks Only

Complete the registration on page 8 if you are paying by check. Mail the registration form and check to the Florida Redevelopment Association Annual Conference, P.O. Box 1757, Tallahassee, FL 32302 by **October 9, 2023**.

HOTEL INFORMATION

The **Sawgrass Marriott Golf Resort & Spa**, 1000 TPC Boulevard, Ponte Vedra Beach, FL, is the conference hotel and is not accepting reservations at this time. Your paid registration confirmation will include the hotel link/code to make the reservations. The cutoff date for reservations is September 29, 2023. The FRA has secured the special rate of \$199.00/night, single or double, PLUS a \$10.00/daily resort fee. Daily self-parking is \$17.00. The FRA room block fills quickly, so reserve your room ASAP. The FRA will never call you to book a room, nor does the FRA use a third party for hotel reservations. These calls and third-party operators are not authorized by the FRA and are not part of the room block.

SPECIAL NEEDS

If you are physically challenged, require special services, or have special dietary needs (i.e., allergies or Kosher or vegetarian meals), please attach a written description to your registration form.



QUESTIONS?

Contact Heidi Hogarth, Meeting Planner, Florida Redevelopment Association/Florida League of Cities, Inc., 850.701.3605; hhogarth@flcities.com

TENTATIVE PROGRAM

(schedule and speakers subject to change)

TUESDAY, OCTOBER 24, 2023

1:00 p.m. - 5:00 p.m.

Registration Desk Open

4:00 p.m. - 6:00 p.m.

FRA Board of Directors Meeting

WEDNESDAY, OCTOBER 25, 2023

7:30 a.m. - 6:00 p.m.

Registration Desk Open

7:30 a.m. - 12:00 p.m.

Tour (bus): Big City Urban Tour:

Downtown Jacksonville (additional fee of \$50.00)

The tour will begin in the Southside CRA at RiversEdge, a \$280 million, 30-acre redevelopment project on the riverfront site of a former electric generating station. The next stop will be the Sports and Entertainment District in the Northbank CRA (amidst the arriving Florida-Georgia revelers), where \$495 million worth of contiguous development projects are underway along the riverfront, including a Four Seasons hotel, office building, riverwalk extension, riverfront park, and museum. We will also pass by the first multifamily project to be located at the Sports Complex and a nearby restoration and rehabilitation of a historic warehouse to multifamily. Then it's on to the City Center, where we will visit two of five historic structures (c. 1902-1955) along two city blocks in various stages of completion. The projects, with a combined capital investment of \$100 million, include a former Federal Reserve Bank building, a former hotel, a former residential mansion and two former office buildings that are all using financing from incentive programs designed to foster the preservation and revitalization of unoccupied, under-utilized and/or deteriorating historic buildings located downtown.

The next stop will be the LaVilla District, once home to brothers Rosamond and James Weldon Johnson, composers of the hymn *Lift Every Voice and Sing*. While in LaVilla, a historic multi-cultural neighborhood (and once a vibrant African American community and music and

entertainment scene referred to as the Harlem of the South), the tour will visit Lift Every Voice and Sing Park, the model mile of the Emerald Trail and Johnson Commons, a 91 unit for-sale townhome project. The tour will wrap up in the Brooklyn District, stopping briefly at One Riverside (a \$164 million riverfront redevelopment project on the former site of Jacksonville's daily newspaper) and conclude on the Northbank Riverwalk at the recently completed FIS headquarters building adjacent to Gefen Park.

7:30 a.m. - 12:00 p.m.

Tour (bus): Coastal Community Tour:

Jacksonville Beach (additional fee of \$50.00)

The tour will start in the Southend District, showcasing the CRA-funded South Beach Park and Sunshine Playground. The CRA and the City desired to utilize the space to encourage outdoor activities and a sense of community for residents and visitors. The park provides opportunities for free outdoor exercise along a paved walking path with various outdoor exercise machines, a space for children of all ages and abilities to play on the newly upgraded Sunshine Playground, large turf sports fields, a splash pad for cooling off during hot Florida summers, and a community center located within the Parks and Recreation building that citizens can rent. Recently, the CRA added additional landscaping, pickleball courts, resurfaced basketball courts, and the most recent project is the addition of new sidewalk entryways off of a busy thoroughfare to allow for easier pedestrian access to the park. The CRA is also adding a passive park to the Southend district.

The next stop will be the downtown CRA district. This walking tour will offer an overview of the success of both public and private development and projects. We will discuss the history of the district, the creation of a special policing unit, and current and future projects for the district, including a renovation of a large civic-owned plaza located in the center of the downtown district. Staff will provide insight on the processes and steps involved in creating a thriving downtown district with abundant strategic growth in recent years and incentive programs and strategies allowing the CRA to aid in private investment.

7:30 a.m. - 12:00 p.m.

Tour (bus): Historic District Tour:

St. Augustine and Lincolnville (additional fee of \$50.00)

Take the bus tour along the beautiful historic bayfront of Downtown St. Augustine. Ride along the main corridor of the Nation's Oldest City on San Marco Avenue, where opportunities for mobility, parking and transportation improvements will be identified. The bus will then travel to Lincolnville, a historically African American community founded in 1866 by formerly enslaved people. Here participants will have an opportunity to ride down Dr. Martin Luther King, Jr. Ave., one of the only streets in the nation visited by its namesake. Learn about the MLK Streetscape Project, the LCRA's Institutional Rehab projects, and enjoy an opportunity to get off the bus and explore the two largest recreational spaces in the Lincolnville Community — the 25-plus acres of both Eddie Vickers Park and Dr. Robert B. Hayling Freedom Park. As the master plan is being developed to improve the park spaces, participants will have an opportunity to learn about the proposed elements and explore the current ones. Other focal points of the tour will include new pocket park improvements, future project sites and historic preservation efforts related to the historically aesthetic features of Lincolnville.

8:00 a.m. - 12:00 p.m.

CRA Board Training Course

This general educational session is designed for CRA staff, elected and appointed officials, volunteers and advisory board members. It provides a succinct overview of what you need to know that you don't know in the universe of CRAs. Learn some helpful, practical, legal and administrative best practices for CRA policymaking success.

11:30 a.m. - 6:30 p.m.

Exhibit Hall Open

12:00 p.m. - 1:15 p.m.

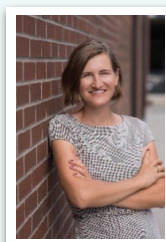
Welcome Luncheon in the Exhibit Hall

1:15 p.m. - 2:15 p.m.

Welcome and Keynote Address

Keynote Presentation: Pedestrian Safety Crisis in America: What it is, What we can do about it and Why we haven't done it already

Keynote Speaker: *Angie Schmitt*, founder of 3MPH, Author and Urban Planner



Angie Schmitt is a Cleveland-based writer and urban planner. She is the author of *Right of Way: Race, Class and the Silent Epidemic of Pedestrian Deaths in America*, published in 2020 by Island Press and named one of the top urban planning books of 2020. She is the founder of 3MPH Planning and Consulting, which works with leading change-makers around the country, advancing safer policies and infrastructure. Her writing has appeared in Slate, Vox, The New York Times, CNN Business and other publications. She is a mother of two and hasn't owned her own car in nearly a decade.

2:15 p.m. - 2:30 p.m.

Refreshment Break in the Exhibit Hall

2:30 p.m. - 3:30 p.m.

Livable Communities: Achieving Safe Mobility for Life

AARP Florida and the Florida Department of Transportation will share information and resources on their initiatives and action plans to help communities meet the transportation needs of residents of all ages and abilities. Resources include walkability audits, accessing data, and their collaborative educational "Age-Friendly Florida's Transportation Checklist." released in 2022.

2:30 p.m. - 3:30 p.m.

Making Informed Decisions Using Market Data

Making the right decision is always better with the right information. This panel will highlight the perspectives of varied-sized communities and how they have used a mix of data and analytical insight to establish benchmarks and drive decisions and actions within their CRAs. The key takeaways of this panel will be how market trend data and other measurables can help define benchmarks and project potential market demand and feasibility to support successful planning and redevelopment

decision-making within your CRA. This information is critical to garner support from elected officials and the community.

2:30 p.m. - 3:30 p.m.

Building Resilience in Historic and Older Communities

Many of Florida's communities with redevelopment areas include older and historic buildings in residential or commercial districts that contend with seasonal storms and more intense wind and flood events. Mitigating these threats is a part of resiliency initiatives occurring across the country. Florida communities have an opportunity to incorporate strategies that help to retain the community's unique sense of place to support the residents and attract business and tourism industries. This year, the Florida Department of State published a series of guidance documents with Preservation Design Partnership to help local agencies and property owners understand technical issues related to floodplain management and practical strategies to reduce storm effects on historic buildings and communities. This session will engage attendees with an outline of these policies and strategies and encourage audience participation to share resources and success stories.

3:30 p.m. - 3:45 p.m.

Refreshment Break in the Exhibit Hall

3:45 p.m. - 5:00 p.m.

Keep it Legal People 2.0

This engaging presentation, with built-in time for audience participation, is a recap of last years' session that focused mainly on marketing and events, expanded to include a variety of common CRA activities that may or MAY NOT fall exactly within the statutory guidelines. This session will outline steps to review your projects and programs to ensure you are "connecting the dots." Attendees will gain valuable insight into the details of the statute and leave with a "CAN DO" list of eligible activities.

3:45 p.m. - 5:00 p.m.

Creative Strategies for Public Art

In this session, walk through the steps to create a professional committee to review public art and implement a public art plan in a once blighted and rough downtown district.

3:45 p.m. - 5:00 p.m.

Filling the Void: Affordable Housing Partnerships

Florida has made national news in the past two years for its housing crisis. Due to rising home and rent prices, many residents have experienced difficulties securing safe and affordable housing within Palm Beach County. In response to the local housing crisis and demand for attainable housing, the Boynton Beach Community Redevelopment Agency (BBCRA) has focused its efforts on pursuing creative partnerships to fill the void.

5:00 p.m. - 6:30 p.m.

Welcome Reception in the Exhibit Hall

6:30 p.m. - 7:00 p.m.

New Member Welcome

THURSDAY, OCTOBER 26, 2023

8:00 a.m. - 3:00 p.m.

Registration Desk Open

8:00 a.m. - 1:00 p.m.

Exhibit Hall Open

8:00 a.m. - 9:00 a.m.

Light Continental Breakfast in the Exhibit Hall

9:00 a.m. - 10:15 a.m.

From Brownfields to New Housing

The Palmetto Community Redevelopment Agency, as part of an innovative Public Private Partnership with Biotech Remediation performs a new type of remediation on an 8-acre fertilizer plant. The program was placed into the Florida Brownfields program, and is set for multifamily housing development. This session includes a detailed cost/benefit analysis.

9:00 a.m. - 10:15 a.m.

Three P's: Teamwork Makes Dream Work

In this session, we discuss the benefits and challenges of a successful public-private partnership. We describe a brief history of land acquisition and the various funding layers between the private developer, the State, the County, the City and the BBCRA, which made this project possible. As the first major redevelopment project on the E. Martin Luther King Jr. Boulevard, we share how

the joint effort and commitment helped spread the risk (and benefits) of the project.

9:00 a.m. - 10:15 a.m.

Bringing Historic Buildings Back to Life in Downtown Jacksonville

The Downtown Preservation and Revitalization Program (DPRP) was created to foster the preservation and revitalization of unoccupied, underutilized, and/or deteriorating historic and qualified non-historic buildings in downtown Jacksonville. This program was designed to serve historic projects applying for more than \$100,000 and non-historic code compliance projects. Development projects eligible for this program are those deemed to reinforce Downtown as the City's unique epicenter for business, history, culture, education and entertainment; and increase rental and owner-occupied housing downtown. The DPRP includes three general components for which funding is considered for a percentage of eligible expenses: (1) Historic Preservation Restoration and Rehabilitation Forgivable Loan, (2) Code Compliance Renovations Forgivable Loan, and (3) Downtown Preservation and Revitalization Program Deferred Principal Loan.

10:15 a.m. - 10:30 a.m.

Refreshment Break in the Exhibit Hall

10:30 a.m. - 11:30 a.m.

Make More Money? Leverage Your Resources

The purpose of the session is to create awareness through real-life examples of other financial resources available to CRA practitioners.

10:30 a.m. - 11:30 a.m.

Creatively Telling Your Story

This panel will highlight the perspectives of varied-sized communities and why creatively telling your demographic, market characteristics, planning, and redevelopment stories has proven more compelling using interactive platforms, informative graphics, and cohesive data visualization. The key takeaways will be why packaging and presenting information in an attractive, cohesive and compelling manner is a highly effective strategy for getting your story in front of motivated investors and developers just waiting for the perfect opportunity.

10:30 a.m. - 11:30 a.m.

Extending & Expanding Your CRA

Florida's Charter counties have special authority over the operations of CRAs in Florida. The session will highlight the perspectives and paths taken by two (2) central Florida municipalities' CRAs and the coordination, reporting and demonstration of performance and accomplishments requested by the charter County government within which the municipalities are located.

11:30 a.m. - 1:00 p.m.

Networking Luncheon in the Exhibit Hall

1:00 p.m. - 2:30 p.m.

Keynote Address

Keynote Speaker: *Mark Falzone*, President, Scenic America



Mark Falzone was selected President of Scenic America in April 2017. Since his arrival, Scenic America has increased its investment in lobbying, research, communications, and additional tools to further its mission. The organization has also received several awards under Falzone's leadership. Before he arrived at Scenic America, Mark served as Deputy Director of the National Immigration Forum and was a five-term elected member of the House of Representatives in Massachusetts. He was appointed to the Route 66 Centennial Commission by President Joe Biden in 2022. Falzone holds a Bachelor of Arts degree from Boston College and a Master of Public Administration degree from the Harvard University John F. Kennedy School of Government.

2:45 p.m. - 3:00 p.m.

Annual Membership Meeting

Masters E

3:00 p.m. - 4:30 p.m.

Speaking Truth to Power: Communicating with Your Elected Officials

Have your local elected officials ever made a decision you did not understand? Have you ever been afraid to communicate a fact to your board that you know they will not like? After explaining the details of a discussion, have you ever been frustrated by your board's lack of understand-

ing? If you answered “yes” to anyone those questions, this is your session!

3:00 p.m. - 4:30 p.m.

Beyond the CRA ... Finding Alternative Sources of Money!

As CRAs continue to analyze expenditures and make the necessary shifts to ensure compliance with the 2019 statutory update, it will become increasingly important that funding sources to maintain and continue growth are identified. This session will outline creative strategies you can explore to shift expenditures from the CRA to a variety of other revenue sources for necessary, ongoing placemaking strategies such as public art, street maintenance or clean team services, ongoing special events and other marketing and cross-promotional strategies, that keep a thriving district top-of-mind and a desirable destination.

3:00 p.m. - 4:30 p.m.

Designing for Community Policing

This session will discuss preventing crime through urban and architectural design in partnership with a community police team.

6:00 p.m. - 9:00 p.m.

Academy Graduation and Awards Banquet

Help us congratulate our Academy Graduates, Award Winners, and the 2023-2024 Board of Directors. (This event is included with a full registration. Guest tickets are an additional fee. See page 8 for details.)

FRIDAY, OCTOBER 27, 2023

8:00 a.m. - 10:00 a.m.

Registration Desk Open

8:30 a.m. - 9:00 a.m.

Light Continental Breakfast

8:30 a.m. - 11:30 a.m.

Breakfast with the Experts

Enjoy a light continental breakfast at this flexible networking session. Breakout groups will focus on redevelopment hot topics such as affordable housing, ongoing maintenance in a CRA and many more. This will be a great opportunity to network, share success stories and learn from your peers.

9:30 a.m. - 11:30 a.m.

Hot Legal Topics in Redevelopment

Join us as we hold a session on hot legal topics regarding redevelopment. We will have our best CRA legal minds discuss implicit bias in procurement, 2019 changes to Florida Statute Chapter 163, Part III, and legislation on topics impacting redevelopment and CRAs.

11:30 a.m.

Conference Adjourns

THE FLORIDA
REDEVELOPMENT
ASSOCIATION

2023 FRA ANNUAL CONFERENCE REGISTRATION FORM

Sawgrass Marriott Golf Resort & Spa • Ponte Vedra Beach, FL • October 25-27, 2023

Florida Redevelopment Association

P.O. Box 1757 • Tallahassee, FL • 32302-1757 • 850.701.3605 • hhogarth@flcities.com

Online Registration - Credit Cards Only: [Click here](#) to register online and pay with a credit card. The FRA accepts Visa, Mastercard or American Express.

Mail Registration - Checks Only: Complete the registration form if you are paying by check. Mail the registration form and check to the Florida Redevelopment Association Annual Conference, P.O. Box 1757, Tallahassee, FL 32302, by **October 9, 2023**.

Registration deadline: October 9, 2023. After October 9, 2023, registrations are subject to a \$100.00 fee increase.

Special Needs: If you require special services or have dietary needs, please attach a written description to your registration form.

Cancellation Policy: Conference registration cancellation requests must be emailed to hhogarth@flcities.com no later than 5:00 p.m. on October 9, 2023, to be eligible for a conference registration refund. A \$50.00 cancellation fee will be applied to all cancellations. Refunds will be issued after the conference. **No refunds will be made after October 9, 2023, or for early departure from the conference.**

Full Name: _____ Nickname (for badge): _____

Title: _____ Organization: _____

Email: _____ Phone: _____

Guest/Spouse** (if purchasing): _____ Nickname (for badge): _____

REGISTRATION TYPE	MEMBER	NONMEMBER	TOTALS
Full Registration (10/25-10/27)	\$395.00	\$495.00	_____
CRA Board Training Course (10/25 8:00 a.m.)	\$50.00	\$50.00	_____
Tour (bus): Big City Urban Tour: Downtown Jacksonville (10/25 7:30 a.m.)	\$50.00	\$50.00	_____
Tour (bus): Coastal Community Tour: Jacksonville Beach (10/25 7:30 a.m.)	\$50.00	\$50.00	_____
Tour (bus): Historic District Tour: St. Augustine and Lincolnvillle (10/25 7:30 a.m.)	\$50.00	\$50.00	_____
Guest/Spouse Registration** (10/25-10/27)	\$325.00	\$325.00	_____
Extra Ticket: Academy Graduation and Awards Banquet (10/26 6:00 p.m.) (The banquet ticket is included with a full registration and a guest registration. If attending the banquet only and not attending the conference, a banquet ticket must be purchased.)	\$75.00	\$75.00	_____
TOTAL			\$ _____



City of Dania Beach Memorandum

DATE: 8/22/2023

TO: Chair and Board Members

FROM: Michael Chen, Executive Director

SUBJECT: Commercial Facade Grant Application - 50 E Dania Beach Blvd

Request:

The CRA requests your approval of the Façade Grant application for 50 E Dania Beach Blvd in an amount of \$19,625.00 or 50% of the actual project cost as evidenced by paid receipts, whichever is less. The CRA recommends approval of the Façade Grant application, for \$19,625.00 or 50% of the actual project cost as evidenced by paid receipts, whichever is less.

Background:

50 E Dania Beach Blvd is owned by Joshua Kodner, dba Signature Investment Holding II LLC. The Project: Josh Kodner believes his Federal Highway/Dania Beach Boulevard location needs a fresh look to better attract and serve the guests of the nearby hotel and residents of the newly opened Soleste Seaside Apartments. The façade improvement project includes the installation of new impact windows/doors and exterior painting. The renovation is estimated to cost from \$31,580.00 to \$39,250.00 (two estimates). The Façade Grant application is seeking the \$19,625.00, representing a 50% match of the higher estimated project cost. The owner's share of the construction costs will be self-funded.

Budgetary Impact

This approval will encumber \$19,625 from account number 106-52-08-552-31-43. However, the actual expense will be \$19,625.00 or 50% of the actual project cost as evidenced by paid receipts, whichever is less.

Recommendation

The CRA requests your approval of the Façade Grant application for 50 E Dania Beach Blvd in an amount of \$19,625.00 or 50% of the actual project cost as evidenced by paid receipts, whichever is less.

PART 1: PROPERTY INFORMATION / PROJECT FUNDING SOURCES

Property Address: 50 EAST Dania Beach Blvd

Property tax folio: 504234013360 Property is in the CRA: Yes ☒ No ☐

Property is classified as a "Retail" or "Commercial" use under Broward County Property Assessor's use codes: Yes ☒ No ☐

The building at this address has received a City/County-managed financial assistance incentive: Yes ☐ No ☒

Property is within a shopping center: Yes ☐ No ☒

Property is owned or occupied by a tax-exempt organization: Yes ☐ No ☒

Property is occupied by a business defined as "ADULT ENTERTAINMENT" in CHAPTER 2.5 of the City of Dania Beach Code of Ordinances: : Yes ☐ No ☒

Property Is Owned By: An Individual ☐ A Corporation ☐ A Partnership or LLC ☒

Property Owner (Owner) Name: Signature Investment Holding II LLC

Applicant is the Owner: Yes ☒ No ☐ (proof of ownership required)

Applicant is authorized to make this application: Yes ☒ No ☐ (proof of authorization)

Owner Address: 750 Harrison St. Hollywood, FL 33019

Owner: Phone: 561-703-1043 Fax: N/A Email: ClientServices@JoshuaKodner.Com

Owner's business is the primary tenant (+50%) of the Property: Yes ☐ No ☒

If yes, business name: N/A ☐ _____

Date business established: _____ Business is +3 years old: Yes ☐ No ☐

Maximum CRA Cost Match: 50% ☒ 70% ☐

Total Project Cost: \$ 39,250.00

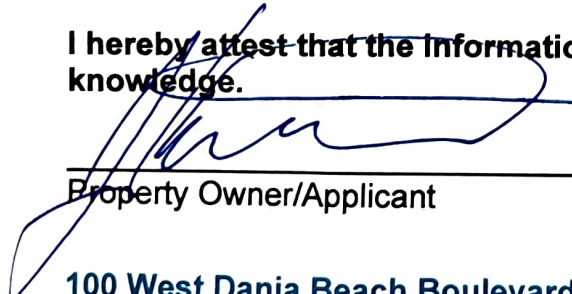
Sources of Project Funds

Grant Request: \$ 19,625.00 (\$25,000 max)

Owner Equity: \$ 19,625.00

Other Funds: \$ _____

I hereby attest that the information on this application is accurate to the best of my knowledge.



Property Owner/Applicant

8/07/23

Date

PART 2: PROJECT SCOPE OF WORK / SUMMARY PROJECT BUDGET

Applicant/Property Owner: Signature Investment Holdings II LLC
 Owner's Address: 750 Harrison St Hollywood, FL 33019
 Owner's: Phone: 5617031043 Fax: N/A Email: clientservices@joshua.koerner.com
 Property Address: 50 E Dania Beach Blvd, Dania Bch, FL 33004

Market-rate costs (labor and materials) paid to third-party licensed contractors that construct the improvements are eligible costs. Grant funds cannot be used for acquiring property. All work must be performed in a first-class workmanlike manner in compliance with regulations of the City of Dania Beach and must meet all applicable codes. Portions of the Project cost not funded by the approved Grant must be funded by the Owner. Any improvements undertaken prior to execution of the Grant Agreement, Declaration of Restrictive Covenants, and Promissory Note will be ineligible for reimbursement.

DESCRIBE THE OVERALL PROJECT AND THE OBJECTIVES OF THE PROJECT

It is the responsibility of the Applicant to demonstrate the proposed project is in alignment with the adopted CRA Plans. Provide a comprehensive description of the existing building façade, the Project scope of work, and what the Project will do to change the building's functionality and "curb" appeal. (Add more pages if required.)

Install Impact Windows & Paint Exterior

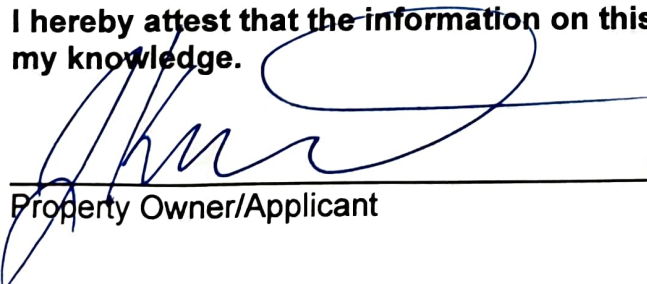
1. **TOTAL PROJECT COST:** \$39,250.00
2. The total project cost must represent the reasonable, current costs of the Project. An itemized proposal for the work to be performed from a licensed general contractor must be attached. The contractor proposal must reflect your description of the Project,

3. PROJECT FUNDING SOURCES:

The total project funding must meet or exceed the total project cost and demonstrate that the applicant is able to meet their financial obligations as described in the Program.

Grant Request:	\$	<u>25,000</u>	<u>19,625.00</u>
Owner Equity:	\$		<u>19,625.00</u>
Other Funds:	\$		
Total Project Funding:	\$		<u>39,250.00</u>

I hereby attest that the information on this application is accurate to the best of my knowledge.


 Property Owner/Applicant

8/7/23
 Date



Dania Beach Community Redevelopment Agency
Facade Grant Program
Grant Application

PART 3: LINE ITEM BUDGET

Property Address:

50 E. Dania Beach Blvd

Applicant/Property Owner:

Signature Investment Holdings II LLC

Owner:

Address: 750 Harrison St, Hollywood Phone: 561-703-1043

All work must be performed by contractor(s) with a valid Florida Contractor License and must be registered with the City of Dania Beach. Only improvements seen from the building's street frontage (2 sides if the building is on a corner lot) will be eligible for a grant award. Eligibility of work included in the calculation of a grant award is at the sole discretion of the CRA.

Improvement Description	Line Item Cost
Architectural/engineering plans	\$
Contractor fees	\$
Removal of deteriorated or undesirable exterior alterations.	\$
Exterior improvement, restoration, or rehabilitation	\$
Repair, replacement, or installation of new storefront impact windows & Doors Inclusive	\$ 39,250.00
Repair, replacement, or installation of new exterior doors	\$
Repair, replacement, or installation of new awnings.	\$
Repair, replacement, or installation of new exterior lighting.	\$
Renewal or installation of new landscaping.	\$
Exterior painting.	\$
Signage, (Must be part of a bigger project and permanently affixed to the building. Maximum of ten (10%) percent of the total grant award)	\$
Parking lot improvements (Must be part of a bigger project. Maximum of twenty (20%) percent of the total grant award.)	\$
ADA compliance features/modifications	\$
Roof repairs	\$
Structural stabilization	\$
Dumpster enclosure	\$
General maintenance items	\$
Other Improvements: (describe)	\$
Other Improvements: (describe)	\$
Other Improvements: (describe)	\$
TOTAL PROJECT BUDGET	\$ 39,250.00

I hereby attest I am the Property Owner with authority to encumber the Property and the information on this application is accurate to the best of my knowledge.


Property Owner/Applicant

8/1/23
Date















A FLORIDA GLASS

EMERGENCY GLASS & BOARD-UP
24 HOURS - 7 DAYS A WEEK



OFFICE: (954) 452-1059 • FAX (954) 452-6069

INVOICE # R 8292

NAME <u>JOSH K.</u>		JOB LOCATION		PHONE	
ADDRESS		ADDRESS <u>50 East Danna</u>			
CITY	STATE	ZIP	CITY	STATE	ZIP
			<u>Danna</u>	<u>FL</u>	
SALESMAN ROBERT	PHONE <u>861-703-1043</u>	FAX	TERMS <u>EST</u>	DATE <u>5-23-23</u>	
All new windows & DOOR to be glass & track to be installed Analyze clear frame & tint fits -					
4 Store front opening 60x102 1 Double Door opening & transom 1 Large PW 4 Windows 1 Back Door 1 Permet					
				SUB TOTAL	<u>31,580</u>
				SALES TAX	
				TOTAL	
				CK #	
				DEPOSIT	
				CK #	
				BALANCE	
				CK #	
Customer's Signature _____					



Alpha Screen, Door & Windows Corp.

PARTS - SALES - SERVICE

7026 Pembroke Road - Miramar, Florida 33023

Dade 305.653.1172 - Broward 954.983.5955

CUSTOMER'S ORDER NO.

DATE

6/2/23

NAME

MR JOSH K

ADDRESS

50 EAST DANIA

PHONE

(561) 703-1043

TERMS	DATE PROMISED	DATE STARTED	DATE COMPL.	SALESMAN	SERVICEMAN
-------	---------------	--------------	-------------	----------	------------

QTY	DESCRIPTION	PRICE	AMOUNT
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(ESTIMATE)

4 STORE FRONT APPROX 65' x 103'

4 NEW IMPACT WINDOWS

2 NEW BACK DOORS

1 DOUBLE DOOR WITH TRANSCOM

1 LARGE PICTURE WINDOW

IMPACT RATED DOORS

& WINDOW ANODIZED CLEAR

FRAME & GRAY TINTED

GLASS. (ALL CODE APPROVED)

WITH ENGINEERING & PERMITS

\$139,250.00

TOTAL >

***** SPECIAL ORDERS *****
BE ABSOLUTELY NO RETURNS, EXCHANGES, CREDITS



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	50 E DANIA BEACH BOULEVARD, DANIA BEACH FL 33004	ID #	5042 34 01 3360
Property Owner	SIGNATURE INVESTMENT HOLDINGS II LLC	Millage	0413
Mailing Address	19 S FEDERAL HWY DANIA BEACH FL 33304	Use	21-01
Abbr Legal Description	TOWN OF MODELO (DANIA) B-49 D LOT 1 E 61 LESS RD,4 E 61,5 E 61 OF N 30 BLK 23		

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)**.

* 2023 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$80,110	\$154,760	\$234,870	\$224,270	
2022	\$80,110	\$123,780	\$203,890	\$203,890	\$4,967.34
2021	\$80,110	\$123,780	\$203,890	\$203,890	\$4,948.13

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$234,870	\$234,870	\$234,870	\$234,870
Portability	0	0	0	0
Assessed/SOH	\$224,270	\$234,870	\$224,270	\$224,270
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	\$224,270	\$234,870	\$224,270	\$224,270

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/6/2023	WD-D	\$700,000	118727150	\$12.00	6,676	SF
6/21/2018	QCD-T	\$100	115154778			
11/1/1981	WD	\$50,000	9897 / 842			
6/1/1979	WD	\$45,000				
1/1/1978	WD	\$50,000				
				Adj. Bldg. S.F. (Card, Sketch)		1085
				Eff./Act. Year Built: 1963/1956		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
C								
1085						10.5		

Property Id: 504234013360

****Please see map disclaimer**



August 10, 2023

