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. <u>Presentations</u>

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

DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY