DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 10, 2023 – 5:30 P.M.

1. Call to Order/Roll Call

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

Present:

Chair:	A. J. Ryan IV
Vice-Chair:	Lori Lewellen **arrived at 5:37 p.m.*
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 presented his administrative report that was provided to the Board in their packets. He touched on the following topics:

- SkySpaces has received their Certificate of Occupancy. On October 5th, the CRA hosted an informal open house for the CRA Board and senior city staff to do a tour of the co-working space.
- CRA participated at the 2023 Florida International Trade and Cultural Expo (FITCE) on October 4th & 5th at the Convention Center. FIU co-manned the table to talk about the Incubator and take applications for the next Incubator cohort.
- Mary Partin, CEO of the Dan Marino Foundation, continues to explore areas for collaboration with the CRA and the FIU IP2Mkt Incubator.

*Vice Chair Lewellen arrived at this time.

- Worked with SCORE to provide a new Dania Beach Business Academy program

- CRA Board workshop for the West 1st Avenue Visioning Plan
- Greater Ft Lauderdale Alliance Annual Meeting is on Thursday, October 19th
- Florida Redevelopment Association (FRA) Annual Conference will be held October 25-26
- The Smart Growth Partnership is a collaborative of diverse professionals and organizations providing leadership, advocacy, and education to promote livable, sustainable and green communities for the South Florida region. The Smart Growth Partnership Annual Forum will be held on November 2nd and Commissioner Davis will be a speaker at the conference, discussing the development of affordable housing.

4. Presentations

None.

5. Consent Agenda

5.1 Minutes:

- September 13, 2023 Regular CRA Board Meeting
- September 20, 2023 CRA Workshop Meeting

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

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 RESOLUTION NO. 2023-CRA-

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING HABITAT FOR HUMANITY AS THE SUCCESSFUL PROPOSER UNDER RFP CRA-2023-018; AND AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE A PURCHASE AND SALE AGREEMENT BETWEEN THE CRA AND HABITAT FOR HUMANITY OF A CRA-OWNED PROPERTY LOCATED AT 608 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA ("PROPERTY") FOR A DOLLAR ($1.00), FOR THE PURPOSE OF DEVELOPING THE PROPERTY FOR USE AS TOWNHOUSES FOR LOW-INCOME AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (140% AMI), PROVIDED THE PARTIES COME TO A NEGOTIATED AGREEMENT AS TO THE AMOUNT AND TYPE OF AFFORDABLE HOUSING AND FURTHER PROVIDED THE PROPERTY IS TIED TO A RESTRICTIVE COVENANT REQUIRING THE PURCHASER TO PROVIDE 30 YEARS OF AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING

(140% AMI) AS NEGOTIATED BETWEEN THE PARTIES; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Boutsis read the title of the resolution into the record.

Board member James asked how the AMI is being determined and Executive Director Chen responded that he is looking for direction from the Board and is recommending that the Board provide for at least 50% of workforce affordable housing.

Board Member James would be in favor of splitting it 50/50.

Chair Ryan commented that Habitat for Humanity encourages homeownership and they have their own programs that people have to qualify for in order to qualify for the loan for the house. He does not feel that this has to do with workforce or affordable housing in this situation.

Vice Chair Lewellen commented that Habitat for Humanity needs to make the recommendation and it should not be on the Commission to decide.

Discussion ensued on the AMI percentage and how it will be split.

Executive Director Chen stated that 80% AMI is approximately $65k and 120% AMI is a little over $100K.

Board member Davis stated that she would like to allow Habitat for Humanity to go through the process to see what the applicant pool will be.

Vice Chair Lewellen commented that she would be in favor of leaving it up to Habitat for Humanity to determine based on the market at the time.

Vice Chair Lewellen made a motion to approve the resolution and leave the AMI to the discretion of Habitat for Humanity based on what the market is at the time. Board member Davis seconded the motion.

Chair Ryan felt that Habitat for Humanity should be provided with a little more direction.

There was further discussion on what guidance to provide to Habitat for Humanity for the AMI.

After some discussion, City Attorney Boutsis clarified that the Board is in favor of 50% at 120 to 140 AMI and the other 50% to 80% AMI and if it cannot be fulfilled after approximately 20 attempts then it would go to the 140 AMI.

Vice Chair Lewellen amended her motion to reflect the change as explained by City Attorney Boutsis of 50% at 120% to 140% AMI and the other 50% at 80% AMI and if it cannot be fulfilled after approximately 20 attempts, then it would go to the 140% AMI. Board member Davis seconded the amendment which carried unanimously on voice vote.

7.2 PATCH Site Location Discussion

Executive Director Chen introduced the item.

Board member Salvino believes that more housing can be placed in the current location of the PATCH. He recommended putting out a bid for the purchase of the PATCH.

Board member Salvino requested consensus for putting it out for a bid.

Board member James stated that she would want to speak with the community before she makes any decision. She commented that she is in favor of keeping it where it is and is not in favor of selling the PATCH at its current location.

Vice Chair Lewellen said that she agrees with Board Member Salvino and commented on ongoing flooding issues at the PATCH that is costing the City. She doesn't feel that there is anything wrong with looking into the bid option to see if anyone is interested.

Board member Davis commented that the current PATCH location is a high traffic area. She is in favor of having community buy-in before any decision is made.

Chair Ryan commented that both lots sizes are odd. He asked if the current PATCH has any crops and Executive Director Chen responded that they are growing some vegetables.

To answer Chair Ryan's question about memberships, Executive Director Chen stated that there are 24 plots and there have been two registrations with each having four plots.

Chair Ryan believes that the community needs a PATCH and it's good for the community. He stated that not everything that the city provides needs to be profitable. This is a meant to be service to our community.

Further discussion ensued regarding the location and future of the PATCH.

Board Member Davis asked how the $45,000 that was donated by Spirit was used towards the PATCH and Executive Director Chen replied that it has gone towards farming of the PATCH, towards the consultants who have assisted with crop rotations, identifying strategies and how to implement the PATCH master plan and would also go towards the new location as well if there is an outstanding balance.

Executive Director Chen stated that based on discussions, he would recommend that staff initiate a public notice and an RFP for potential interest in selling the current PATCH site at 1201 West Dania Beach Boulevard and including that the proposals also would also assist with the cost of moving the current use of the PATCH to another location. An RFP like that meets the legal standards for dealing with CRA Holdings invested interest in a piece of property and the Commission can reject any and all proposals received so it doesn't commit you to any final solution.

Board member Salvino made a motion to initiate a public notice and an RFP for potential interest in selling the current PATCH site at 1201 West Dania Beach Boulevard and including that the proposals also would also assist with the cost of moving the current use of the PATCH to another location. Vice Chair Lewellen seconded the motion which carried 3-2 with Board member Salvino, Vice Chair Lewellen and Chair Ryan voting yes and Board member Davis and Board member James voting no.

8. Board Member Comments

Board Member commented to save the patch.

Board member James had nothing to report.

Board member Salvino had nothing to report.

Vice Chair Lewellen had nothing to report.

Chair Ryan commented on the PATCH and thanked Executive Director Chen for his work on it.

9. Information Items

None.

10. Adjournment

Chair Ryan adjourned the meeting at 6:37 p.m.

ATTEST:

ELORA RIERA, MMC
CRA SECRETARY

COMMUNITY REDEVELOPMENT AGENCY

ARCHIBALD J. RYAN IV
CHAIR – CRA

Approved: November 14, 2023

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