

**AGENDA**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**REGULAR MEETING**  
**TUESDAY, MARCH 12, 2024 - 6:00 PM**

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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.

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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)

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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.

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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.

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**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)

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## **1. CALL TO ORDER/ROLL CALL**

## **2. CITIZENS' COMMENTS**

Addressing the Commission: A thirty (30) minute "Citizen Comments" period shall be designated on the agenda for citizens and interested persons to speak on matters whether or not scheduled on that day's agenda. Individuals wishing to speak on a matter not included on the "Public Hearing" section of the agenda, which matter pertains to an item before the City Commission which requires a decision of the City Commission, may do so by signing in and submitting a form to that effect with the City Clerk prior to the meeting. Speakers at Public Hearings shall also submit such a form. Each speaker shall be limited to 3 minutes for his or her comments. If more than ten (10) speakers express a desire to speak, the Commission shall determine on a meeting by meeting basis whether to (a) extend the time allotted for citizen comments to accommodate all speakers, or (b) whether to limit the number of speakers or amount of time per speaker. A speaker's time shall not be transferable to another speaker.

## **3. ADMINISTRATIVE REPORTS**

1. Administrative Report

**4. PRESENTATIONS**

**5. CONSENT AGENDA**

1. Minutes: February 13, 2024 CRA Board Meeting Minutes

2. Travel Requests:

**6. PROPOSALS AND BIDS**

**7. DISCUSSION AND POSSIBLE ACTION**

1. Spirit Airlines QTI/HIPI Incentive

**8. BOARD MEMBER COMMENTS**

**9. INFORMATION ITEMS**

**10. ADJOURNMENT**

## City of Dania Beach Memorandum

**DATE:** 3/12/2024

**TO:** Chair and Board Members

**FROM:** Michael Chen, Executive Director

**SUBJECT:** Administrative Report

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### 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



#### **Updates:**

**A. Dania Beach Business Academy:** We have worked with SCORE to provide another Dania Beach Business Academy program – “FIRST TIME HOMEBUYER”. The focus of the program was to help prospective homebuyers to be successful in the challenging South Florida real estate market and provide information on low-income housing programs in Broward County. This was a very successful program with over 80 people participating in every session. The class topics were as follows:

Feb 8: Home Buying in South Florida

Feb 15: Financing Your Home Purchase

Feb 22: Credit Repair and Tips on Saving Enough for the Purchase

Feb 29: Broward County Housing Programs and Habitat For Humanity Broward

**B. AERO Partners:** On Tuesday, February 27, the CRA participated in the annual AERO Expo. This year's event was held at the Driftwood Community Center in Hollywood. I spoke about the business support tools we have for businesses and Denise joined me to staff our exhibitor's table at the event – 109 aspiring entrepreneurs attended the event.

**C. IP2Mkt Incubator:** The CRA, FIU/IP2Mkt Incubator, and the Dan Marino Foundation will host our Grand Opening event on April 16, from 6:00pm to 8:00pm. The date was selected to piggy-back on the eMerge Americas Conference & Expo, in Miami on April 18-19, 2024. The annual tech conference is one of the largest tech events in the region and will include 250+ exhibiting companies and sponsors, and 200+ speakers.

Beam Furr (and County Commissions), the CRA's partner agencies, the IP2Mkt Advisory Committee, and local businesses/residents will be invited. Mayor, Vice-Mayor, and Commissioners, if you can attend, we would like each of you to speak on behalf of the City/CRA. Each of the celebrating agencies will also speak.

The keynote speaker will be Jahleel Hudson, Executive Director of the National Nuclear Security Administration (NNSA) / U. S. Department of Energy (DOE). Mr. Hudson is also the Technology Transfer Program Manager for the Office of Strategic Partnership Programs. In this role, he leads the support of a host of mission-enabling activities for NNSA and the greater Department of Energy, by developing and maintaining partnerships with industry, government, and academia.

There will also be tours of the co-working space, a mini-pitch competition, and time for general networking.

## **2. CRA ANNUAL REPORT**

According to Florida ss163.371, the Community Redevelopment Agency must publish an annual report not later than March 31<sup>st</sup> of each year. Drafting of the FY2023 Annual Report is still underway.

## **3. DANIA BEACH CHAMBER OF COMMERCE**

The Dania Beach Chamber of Commerce:2024 Visitor's Guide and Business Directory is published. A copy of the directory is at each of you on the dais. The CRA's 2-page ad is on the inside front cover, one of the most prominent locations in any publication.

## **4. PATCH**

We have had a kickoff meeting with The Fruitful Field (TFF) to discuss our goals and the strategies needed to achieve them. A summary of our discussion is as followings:

- TFF began their work under the approved Agreement starting March 1. They have started hiring the additional labor required to perform their scope of work and expect to be fully staffed in March.
- Reopening the PATCH to the public is the #1 priority. TFF provided an initial schedule for opening the PATCH during March – 5<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 19, 21<sup>st</sup>, 26<sup>th</sup>, and 28<sup>th</sup> – 10am to 1pm. During these initial opening hours, they will poll visitors as to the types of activities and the opening hours they would like to see. Starting in April, TFF will schedule regular opening days/hours for the public. By mutual agreement, the definition of “opening

hours” means the gates are unlocked and wide open to reflect visual welcome to the PATCH.

- Re-establish a regular pipeline of volunteer groups to work at the PATCH.
- Re-establish our network with other small local growers to expand the range of produce we have available for sale.
- Start using Instagram to promote PATCH activities.
- To date, Biancamaria, our Lead Farm Coordinator, has remediated about 65% of the PATCH growing area that was damaged from last year’s storms. Our goal is to remediate 100% of the growing area by the end of the calendar year. This includes:
  - Clear storm damage, weeds, and debris from the entire area.
  - Move the community garden area to the west side of the garden as described in the PATCH Master Plan.
  - Replace the woven polypropylene landscape fabric to re-establish the walkways in the garden. Many of the existing walkways were damaged by the floods and present a tripping hazard for staff, volunteer groups, and visitors.
  - Restructure the existing 18 raised beds: clean them out, add a 3<sup>rd</sup> block onto the walls to increase their effectiveness against flooding, restore the soil, and replant them with productive crops.
  - Secure proposals to drill a water well at the PATCH Based on the proposals received, determine next course of action.
  - TFF will provide a proposal to repair/replace the entire damaged irrigation system. The proposal will break down the entire scope of work into appropriate phases: Phase 1 is to restore functionality to all existing raised beds and nursery; Phase 2 is to expand the system to serve the new 14 raised beds (2025?); Phase 3 is to expand the system to serve the last 14 new raised beds (2026?).
  - Restore functionality to all existing hydroponic systems currently existing. Expand the hydroponic and nursery sections that are the areas where seedlings are initiated. Once the plants reach a certain size, they are transplanted into the raised beds to grow to maturity. This is to serve the expanded capacity of the additional 28 raised beds to be constructed in the future.

Except for the potential cost of the Phase 1 irrigation system, the CRA has sufficient funding in our FY2024 CRA budget to cover the cost of all the activities planned during the rest of the fiscal year. It may be possible for us to cover the irrigation system as well.

**Dania Beach Chamber of Commerce:2024 Visitor’s Guide and Business Directory**

# DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY



**CORPORATE DESTINATIONS**  
*Unique Business Advantages*



**ENTERTAINMENT OPTIONS**  
*Attractions for All Tastes and Ages*



**QUALITY OF LIFE**  
*Diverse Living Options*



**LEADING EDGE EDUCATION**  
*StartUP FIU & IP2MKT Programs*



**REGIONAL SHOPPING**  
*Distinctive Retail & Dining*



**BUSINESS SUPPORT**  
*Dania Beach Academy / Incentives*

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954.324.5801 | Michael Chen - mchen@dania-beachfl.gov | Bill Harris - bharris@dania-beachfl.gov | fl.com/dania-beach



## DANIA BEACH PATCH

PEOPLE'S ACCESS TO COMMUNITY HORTICULTURE

1201 WEST DANIA BEACH BLVD

FARM & MARKET

### THE PATCH IS OPEN!

Stop by for fresh produce, visit, volunteer, and talk about community programming for the upcoming season. Look for our **PATCH IS BACK** event in April. Details are coming soon!

OPEN TO PUBLIC

MARCH 5, 12, 14, 19, 21, 26, 28

FROM: 10 AM - 1 PM

EBT/SNAP

RECEIVE 50% OFF  
FLORIDA-GROWN PRODUCE

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Contact The Patch Team: [Info@ThePatchGarden.com](mailto:Info@ThePatchGarden.com)







DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 13, 2024 – 5:30 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 5:33 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 presented his administrative report that was provided to the Board in their packets.

4. Presentations

None.

5. Consent Agenda

5.1 Minutes: January 9, 2024 CRA Board Meeting Minutes

5.2 Travel Requests: None.

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

## 6. Proposals and Bids

There were no proposals on this agenda.

## 7. Discussion and Possible Action

### 7.1 CRA-Owned Property: 608 West Dania Beach Blvd.

Executive Director Chen introduced the item.

Board Member James asked if they are able to do low income or workforce and Executive Director Chen responded that they are able to do either one; their preference is workforce.

Board Member James is open to opening it for an RFP and stated that her preference is low income.

Board Member Salvino commented on costs and supports Board Member James's recommendation.

Vice Chair Lewellen would like to be provided with the numbers for low income and workforce

There was consensus to go out for RFP.

### 7.2 PATCH – The Fruitful Fields, Inc.

Executive Director Chen introduced the item. Fruitful Fields provided a PowerPoint presentation and answered questions from the Board.

Discussion ensued regarding partnerships, funding, and Executive Director Chen commenting that this was a complete offset due to the elimination of 2 positions within the CRA.

**Board Member James made a motion to approve the contract with Fruitful Fields, Inc. The motion was seconded by Board Member Davis which carried unanimously on voice vote.**

### 7.3 PATCH Location Options

Executive Director Chen introduced the item and provided information about the two proposed locations.

Discussions ensued regarding the locations, the possibility of a well, costs and the tower.

**Board Member Davis made a motion to keep the PATCH at the current location. The motion was seconded by Board Member James. The motion carried 4-1 with Vice Chair Lewellen voting no.**

#### 7.4 CRA Executive Director's Contract – *Sponsored by Commissioner James*

Commissioner James spoke on the item. In doing her evaluation, she is not happy with the missed opportunities and deliverables within the last few years. She wanted to see if the board was interested in revisiting the Executive Directors contract. She commented that if it is the will of the board, RMA would be able to assist with the transition.

Vice Chair Lewellen commented that things have not been perfect and there have been a lot of challenges. As opposed to terminating the contract, it would behoove the Board to find an alternative solution. She had previously suggested moving the CRA under the City Manager. She would not be in favor of terminating the contract at this time without allowing it to thrive in a different scenario.

To answer Board Member Davis's question, Executive Director Chen's contract ends in November 2025.

Board Member Davis stated that she is hopeful about many of the changes that were just made during this meeting. She is not in favor of terminating the contract at this point.

Discussion ensued regarding the Executive Director's contract.

Chair Ryan commented that there have been a lot of changes with the CRA and staffing within the last year. He understands that Mr. Chen takes responsibility. He voiced his concerns on the satellite office and the business recruitment position and he would like to see changes and improvements in those areas.

**Board Member James made a motion to terminate Executive Director Chen's contract. The motion failed for lack of a second.**

**Vice Chair Lewellen made a motion to move the CRA under the City Manager. The motion was seconded by Board Member Salvino. The motion failed 3-2 with Board Member Salvino and Vice Chair Lewellen voting yes and Board Member Davis, Board Member James and Chair Ryan voting no.**

#### 8. Board Member Comments

Board Member Davis welcomed Denise to the CRA and looks forward to working with Fruitful Fields, Inc.

Board Member James welcomed Denise to the CRA.

Board Member Salvino welcomed Denise to the CRA team and Fruitful Fields, Inc. and he was satisfied with the work that was done during the meeting tonight.

Vice Chair Lewellen welcomed Denise to the CRA team.

Chair Ryan welcomed Denise to the CRA team.

9. Information Items

None.

10. Adjournment

Chair Ryan adjourned the meeting at 6:46 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT  
AGENCY

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ELORA RIERA, MMC  
CRA SECRETARY

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ARCHIBALD J. RYAN IV  
CHAIR – CRA



## City of Dania Beach Memorandum

**DATE:** 3/12/2024

**TO:** Chair and Board Members

**FROM:** Michael Chen, Executive Director

**SUBJECT:** Spirit Airlines QTI/HIPI Incentive

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**Request:**

The CRA requests the Board to approve the FY2023/24 Local Financial Support (LFS) funding to the FloridaCommerce Division of Economic Development of \$3,750 toward the Spirit Airlines QTI/HIPI incentives.

**Background:**

**FloridaCommerce Division of Economic Development Incentive Programs:**

**Qualified Target Industry Program (QTI):** QTI is an incentive program supporting businesses that create high-wage jobs in specific target industries in Florida. Incentive based on committed job creation schedule over 5 years and committed average wages paid: 115% = \$3,000/ job, 150% = \$1,000 bonus/job, 200% = another \$1,000 bonus/job.

**High-Impact Performance Incentive Grant (HIPI):** HIPI is a negotiated incentive used to attract and grow major high-impact facilities in Florida.

Incentives for both programs are earned by verified achievement in the past year, payable at 25%/year for 4 years. Incentives are paid only for jobs/wages committed in the contract. This payment structure ensures each new job endures for at least four years. Incentives for over achievements (more jobs and/or higher wages) are not paid.

On September 10, 2019, the CRA Board approved Resolution No, 2019-CRA-020 committing to pay the ten (10%) percent Local Financial Support (LFS) required by the State QTI and HIPI programs as an incentive to Spirit Airlines to relocate a new headquarters and operations facility to the Redevelopment Area at the Dania Pointe. The Spirit Airlines headquarters project qualified for both the QTI program (150% average wage \$4,000/job) and the HIPI bonus program (\$2,000/job). The project location qualified for a Brownfield bonus incentive (\$2,000/job, State only). The CRA's LFS commitment represents a total of \$135,000, payable for FY2023 to FY2030. Broward County also has a ten (10%) percent LFS.

According to the Greater Ft Lauderdale Alliance analysis (IMPLAN PRO version 3.1), the Spirit Airlines project is forecasted to have the following impacts:

- **Capital Investment:** Approximately \$173,420,000 over three years for property purchase, development, and construction (2019 \$).
- **Job Creation:** 225 new hires over 5 years, with an average salary of \$78,854 (direct 225,

indirect 132, induced 135 = 492 total jobs), and 853 retained jobs.

- **Job Creation Output Impact:** \$87,988,239 over five years from Direct, Indirect, and Induced Jobs (2019 \$).
- **Estimated Taxable Value (City):** \$208,750,000.

**Update:** On February 13, 2024, FloridaCommerce Division of Economic Development notified Spirit Airlines that based on their 2022 funding application, independent research, and supporting documents, Spirit was approved for their full QTI/HIPI (\$37,500) and Brownfield Bonus (\$12,500) incentives for FY2023/34. The approved funding will be released upon receipt of the Broward County and Dania Beach LFS payments.

Based on their analysis, in 2022 Spirit Airlines actual achievements include:

- New Jobs: Required Jobs 25 / Actual Jobs 218
- Wages: Required average \$78,854 / Actual Average \$109,569

On February 16, 2024, FloridaCommerce Division of Economic Development submitted an invoice to the CRA for our ten (10%) percent LFS, in the amount of \$3,750. All conditions of our LFS commitment have been met, with one exception – the Spirit achievement was accomplished at their temporary location in Margate.

Legally, the CRA can reject the LFS invoice and refuse to pay the \$3,750. However, in this case neither the Broward LFS nor State contributions can be made due to the terms of their enabling legislation. This would result in Spirit forfeiting the entire \$37,500 incentive for their year-1 achievement. If we choose to reject our FY2023/34 LFS payment, it will not affect our obligations for future LFS payments.

The CRA requests the Board to approve the FY2023/24 LFS funding to the FloridaCommerce Division of Economic Development of \$3,750 toward the Spirit Airlines QTI/HIPI incentives. This request is based on the relationship advantages of making our first formal engagement as the home base for Spirit Airlines a positive experience at the cost of \$3,750. Also, the economic impacts to the City/CRA will be materially increased from the original Alliance analysis due the significant acceleration of Spirit's job creation and average wages.

## **Budgetary Impact**

## **Recommendation**

The CRA recommends the Board approve the FY2023/24 Local Financial Support (LFS) funding to the FloridaCommerce Division of Economic Development of \$3,750 toward the Spirit Airlines QTI/HIPI incentives.

Attachments:      Resolution No, 2019-CRA-020  
Greater Ft Lauderdale Alliance QTI Payout Schedule  
FloridaCommerce funding approval notice to Spirit Airlines  
FloridaCommerce LFS Invoice to the Dania Beach CRA

## **RESOLUTION NO. 2019-CRA-020**

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, RECOMMENDING PROJECT MAGIC BE APPROVED AS A QUALIFIED TARGET INDUSTRY BUSINESS PURSUANT TO FLORIDA STATUTES, SECTION 288.106; AFFIRMING THE SITE OF THIS PROJECT IS IN A DESIGNATED BROWNFIELD AREA; PROVIDING FOR LOCAL FINANCIAL SUPPORT IN THE FORM OF CASH IN THE AMOUNT OF ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS (\$135,000.00) FOR THE QUALIFIED TARGET INDUSTRY TAX REFUND WITH HIGH-IMPACT SECTOR BONUS AS THE CRA'S LOCAL MATCH FOR FISCAL YEARS 2023 THROUGH 2030; REQUESTING A WAIVER OF LOCAL FINANCIAL SUPPORT FOR THE BROWNFIELD BONUS PORTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the corporation referred to as Project Magic, for the purpose of this Resolution, has requested that the Dania Beach Community Redevelopment Agency ("CRA") maintain the confidentiality of its name and business information pursuant to Florida Statutes, Section 288.075; and

**WHEREAS**, Project Magic, the business under consideration, is a transportation and logistics company considering relocating and expanding its operations into the Community Redevelopment Area of the City of Dania Beach, Florida to include its corporate headquarters and operations facility at Dania Pointe, which is a 102-acre mixed-use development site; and

**WHEREAS**, Project Magic has been identified as a Qualified Target Industry Business and, moreover, falls within one of the high-impact sectors designated under Section 288.108, Florida Statutes, and is eligible to apply for the Qualified Target Industry Tax Refund with a High-Impact Sector Bonus, pursuant to Florida Statutes, Section 288.106; and

**WHEREAS**, Project Magic intends to locate in the Dania Beach Community Redevelopment Area at Dania Pointe, which is a 102-acre mixed-use development site between Interstate 95 to the west, Bryan Road to the east and Stirling Road to the south; and

**WHEREAS**, this site is in a Designated Brownfield Area within the City of Dania Beach, specifically known as the Dania Beach Brownfield Area ID BF060801000; and

**WHEREAS**, as a result of this location, Project Magic is eligible to apply for the Qualified Target Industry Tax Refund with a Brownfield Bonus; pursuant to Section 288.107, Florida Statutes; and

**WHEREAS**, Project Magic, as the Applicant, is eligible for the local financial support exemption option of the Brownfield Redevelopment Bonus Refund Program authorized under Section 288.106, Florida Statutes, and desires to exercise that option; and

**WHEREAS**, the Board of Directors of the Dania Beach Community Redevelopment Agency hereby acknowledges that local financial support of ten percent (10%) of the total tax refund is required under the provisions of Florida Statutes, Section 288.106, governing the State's Qualified Target Industry Tax Refund Program and will contribute local financial support in the form of cash for the Qualified Targeted Industry Tax Refund with High-Impact Sector Bonus;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF DANIA BEACH, FLORIDA:**

**Section 1.** That the foregoing "Whereas" clauses are ratified and confirmed to be true and correct and they are made a part of and are incorporated into this Resolution by reference.

**Section 2.** That the CRA Board recommends Project Magic to be approved as a Qualified Target Industry Business and a High-Impact Sector Business, both pursuant to Florida Statutes, Section 288.108.

**Section 3.** That the Dania Beach Community Redevelopment Agency requests a waiver of the local financial support required for the Brownfield Bonus, as authorized under the Qualified Target Industry Refund Program, pursuant to Florida Statutes, Section 288.106(2)(1).

**Section 4.** That the CRA Board recommends and approves the necessary commitment of local financial support for Project Magic as a Qualified Target Industry Business under the Qualified Target Industry Tax Refund Program and the High-Impact Sector Tax Refund Bonus Program in the total amount of One Hundred Thirty Five Thousand Dollars (\$135,000.00), for fiscal years 2023 through 2030, per the attached Exhibit "A" which is incorporated and made a part of this Resolution by this reference, subject to the condition that Broward County commit for the same period to provide a match of local financial support for a

Qualified Target Industry in the amount of One Hundred Thirty Five Thousand Dollars (\$135,000.00).

**Section 5.** The CRA's commitment for local financial support will be made available in accordance with the guidelines set forth by the Florida Department of Economic Opportunity with the stipulation that these funds are intended to represent local financial support pursuant to Section 288.106, Florida Statutes.

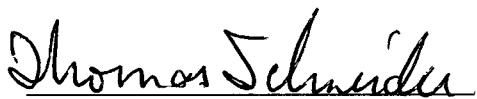
**Section 6.** In furtherance of Project Magic's request for approval, the CRA Board has determined that the basis of this proposed project's private sector wage commitment calculation is one hundred fifty percent (150%) of the Broward County average annual wage.

**Section 7.** That all resolutions or parts of resolutions in conflict with this Resolution shall be repealed to the extent of such conflict.

**Section 8.** That this Resolution shall be in full force and take effect immediately upon passage and adoption.

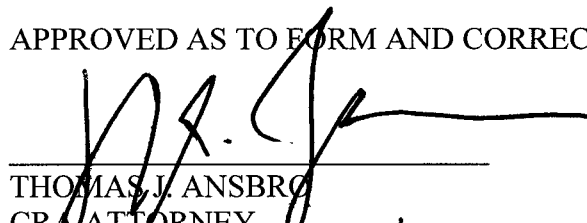
**PASSED and ADOPTED** on September 10, 2019.

ATTEST:

  
THOMAS SCHNEIDER, CMC  
CRA CLERK

  
LORI LEWELLEN  
CHAIR

APPROVED AS TO FORM AND CORRECTNESS:

*for*   
THOMAS J. ANSBROSIO  
CRA ATTORNEY  
*For R. Gougelman*



February 13, 2024

Chip Sandifer  
Senior Director, Commercial Real Estate  
Spirit Airlines, Inc.  
2800 Executive Way  
Miramar, Florida 33025

RE: QTI-Brownfield Redevelopment (\$288.106, F.S.) (QTI with Brownfield Bonus)  
Tax Refund Claim FY2023-2024 / Agreement #: SB20-030 / Project#: 19-12384

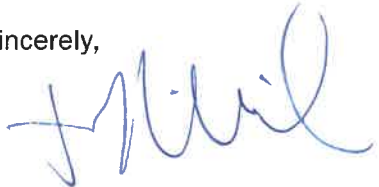
Dear Mr. Sandifer:

The Florida Department of Commerce's Division of Economic Development is pleased to inform Spirit Airlines, Inc. (Company) that its State Fiscal Year 2023-2024 QTI with Brownfield Bonus tax refund claim has been approved for a full refund in the amount of \$50,000.00. The Division of Economic Development's decision was based on a review of the Company's calendar year 2022 tax refund application, included independent research and analysis of supporting documentation provided to confirm the required number of jobs, wages paid, and eligible taxes paid.

The approved refund of \$50,000.00 (\$37,500 for QTI / \$12,500 for Brownfield Bonus) includes local support provided by Broward County and the City of Dania Beach. The Division of Economic Development has requested the Local Financial Support. Once received, the Division will process the Company's approved refund for payment.

We wish the Company continued success with this QTI with Brownfield Bonus project. Should you have questions about your tax refund claim, please contact Nick Beske, the Division of Economic Development's Contracts & Grants Manager, by phone at 850.717.8975 or by email at [Nick.Beske@commerce.fl.gov](mailto:Nick.Beske@commerce.fl.gov).

Sincerely,



T.J. Villamil  
Deputy Secretary, Division of Economic Development

cc:

K. Michael Chen, Dania Beach  
Maribel Feliciano, Broward County

## Local Financial Support

### INVOICE

Date: February 16, 2024

Contract # SB20-030

Fiscal Year: 2023-2024

Incentive: QTI-Brownfield Redevelopment(\$288.106, F.S.)

Business Unit: Spirit Airlines, Inc.

Project Number: 19-12384

Local Govt.: Dania Beach

Resolution Number: 2019-128

**TO:**

K. Michael Chen  
100 W. Dania Beach Boulevard  
Dania Beach Florida 33004  
FEID: 59-6000302

SUBJECT: Local Financial Support

Please attach your check in the amount of the total remittance for QTI-Brownfield Redevelopment(\$288.106, F.S.)'s Local Financial Support.

QTI Amount to be Remitted: \$3,750

BROWN Amount to be Remitted: N/A

**Total to be Remitted: \$3,750**

Please make payable to: State of Florida – FloridaCommerce and mail it and this invoice to the following address:

FloridaCommerce  
Division of Economic Development  
The Caldwell Building, MS 80  
107 E. Madison Street  
Tallahassee, FL 32399

Attention: Steve Weiland / Compliance

**THANK YOU**

### Incentive Performance

| Requirement      | Refund          | Jobs       | Avg. Wage                    | Taxes              |
|------------------|-----------------|------------|------------------------------|--------------------|
| Scheduled        | \$50,000        | 25         | =>157% of Area Wage          | => Refund          |
| <i>Confirmed</i> | <i>\$50,000</i> | <i>218</i> | <i>&gt;157% of Area Wage</i> | <i>&gt; Refund</i> |