

AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, JULY 9, 2024 - 6:00 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. 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 - *Executive Director Chen*
4. **PRESENTATIONS: None.**
5. **CONSENT AGENDA**
 1. Minutes:
 - May 28, 2024 CRA Budget Workshop
 - June 11, 2024 CRA Board Meeting
 2. Travel Requests: None.
6. **PROPOSALS AND BIDS: None.**
7. **DISCUSSION AND POSSIBLE ACTION: None.**
8. **BOARD MEMBER COMMENTS**
9. **INFORMATION ITEMS: None.**
10. **ADJOURNMENT**

City of Dania Beach Memorandum

DATE: 7/9/2024

TO: Chair and Board Members

FROM: Michael Chen, Executive Director

SUBJECT:

1. DANIA BEACH INNOVATION ECOSYSTEM

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



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

Updates: I am working with several partner agencies to develop Dania Beach Business Academy programs. Some of the programs committed or in discussion to-date are:

- We have a commitment with SCORE Broward for a 4-week program titled, Simple Steps for Starting a Business. The series will run on Thursdays, from 6:00-8:00 PM, starting on October 10th. The instructor for all four weeks is George Gremse. George, Chapter Chairman, led SCORE Broward to be recognized as the 2023 National Chapter of the Year! SCORE Broward's programs resulted in the creation of 419 new businesses and 1,773 new jobs in one year.
- I met with Martha Rios, Director of Entrepreneurship Development at the Broward College Entrepreneurship Experience (BCEX). We are working to develop a series

workforce job skills programs targeted specifically to assist the income-challenged residents in the CRA.

- I had a Zoom meeting with Joseph Gray, Managing Director of Entrepreneurship for Grow America, serving the central region of the US. We are working to adapt the 8-week Grow America Cashflow Strategies program to our Business Academy platform. For over five decades, Grow America has worked to improve the lives of millions of people through new economic opportunity and community improvement, in all 50 states, Puerto Rico, and the US Virgin Islands.
- I had a Zoom meeting with Natasha Britton, President of NB Services, LLC. NB Services provides financial management workshops to groups ranging from minors to adults that will help improve their quality of life by enhancing their ability to manage money, increase school and work productivity, and improve overall mental health. We are discussing Natasha doing a workshop series for our Business Academy.

1. CRA WEBSITE UPDATE

The update of the CRA website (www.daniabeachcra.org) with VUP Media continues. We participate in 1.0- to 1.5-hour Zoom meetings every week. VUP has a duplicate of our current website that we use as a working model for updates and revised structure.

Currently, our focus is to organize the structure of the website to be more informative, more reflective of CRA activities, and easier to navigate. This is being done by redefining the navigational tabs at the top of the landing page.

- Multinational real estate investors, developers, and site selectors
 - Identify current successful industry clusters
- Small, medium, and large businesses and business owners
 - Workforce availability and affordability
- Residents, future residents, future renters
 - Showcase the 120-year history of Dania Beach
 - Job opportunities
 - New housing developments and city enhancements
 - Affordable housing options

We redefined the navigation tabs at the top of the page. The current draft of the navigational structure is as follows:

- About:
 - Landing page to feature the CRA mission statement, the CRA history/structure, the CRA Board, and the CRA staff.
 - Brief description of the CRA boundary and the CRA map in the context of the city,
 - Grid featuring title, description, and link to each of the 7 CRA districts.

- CRA Incentives
 - Commercial Improvement grant
 - At Home Dania Beach Residential Beautification Program
 - At Home Dania Beach Safe & Healthy Homes

- CRA Programs
 - Arts, Entertainment & Innovation district
 - Dania Beach Business Academy
 - Dania Beach Innovation Ecosystem
 - First Time Home Buyer Webinar Series
 - Downtown Streetscapes Vision Plan
 - Intellectual Property-To-Market Incubator (IP2Kkt)
 - CRA-Owned Land
 - Patch Master Plan implementation
 - The Patch – some info and a link to the PATCH site. Inform residents and visitors when the patch is open, farmer’s market, and other events
 - Citywide Development Map
 - Small Business Support Programs
 - QTI (featuring the Broward countywide program that replaced the State program) and the CRA’s ability to provide the local financial match support
 - Wayfinding/Signage Program

- Projects:
 - Projects listed by name with photos and brief descriptions.15 - 20

- Legal Documents
 - Annual Reports
 - Audits
 - Bids & Proposals - links to City webpage
 - Budgets
 - Meeting Minutes - links to City webpage
 - Plans & Studies

- CRA Resources
 - Partner Agency Business Resources

- SBDC
 - SBA
 - SCORE
 - CareerSource
 - Marine Research Hub
 - AERO Partners (Association of Entrepreneurial Resource Organization)
 - Dania Beach Chamber of Commerce
 - QTI (Broward countywide program) CRA able to give local financial support. This may go under both CRA and Business since the CRA contributes a percentage to the business along with the county.
- Partner Agency Residential Resources - affordable housing and grant info
 - Business Academy First Time Home Buyer Webinar Series
 - Rebuilding Together Broward County
 - Broward County Housing Finance & Community Development
 - Dania Beach Housing Authority
 - United Way Programs to Assist Homeowners/Developers
- News
 - Events

The CRA has been sending text, materials, and photos to begin populating to updated website.

1. PATCH

The PATCH has benefited from several volunteer groups in the past month or so. Invitation Homes sent 12 volunteers for a day – they are planning for another day in July. Bank of America sent a group of 15 volunteers. Spirit Airlines had set up a group of 20 – 30 volunteers, but the date was rained out – they are planning to reschedule for a date in August. Nova Southeastern University Leadership Team is working on a date for about 60 volunteers. Kimco is working with us to send volunteer groups to the PATCH. Fruitful Fields has reached out to seven high school athletic teams and handsonbroward.org for volunteers to assist with building the 46 new raised beds.

Summer BreakSpot is part of the National Summer Food Service Program, a federally funded program operated by the United States Department of Agriculture (USDA). The Program provides meals at no cost to children 18 and under, while schools are closed for the summer. Love Our Nation, (LON), working with the USDA, is hosting The Summer BreakSpot to provide food for Dania Beach children at the PATCH. From Monday through Friday, 5:00pm to 6:00pm, they serve dinner to 75 children per day. The children may eat at the PATCH or take the food home. If less than 75 children show up, the surplus dinners are donated to the residents of the Saratoga Crossings apartments. The first week was rained out by substantial storms. This program started June 12th and will continue until August 9th when schools reopen.



LON is working to provide other programs for school kids at the PATCH, such as: a homework assistance program, through the help of volunteer tutors; a health and nutrition program in partnership with FLIPANY (Florida Introduces Physical Activity and Nutrition to Youth); a dance class and wellness program in partnership with Developing Dream Foundation; and a financial literacy program in partnership with SUN Credit Union.

The PATCH is under construction. Approximately 9,500 concrete blocks have been ordered for the raised beds and delivery started in the week of July 1. Tree Amigos, the provider of pre-mixed compost has been certified as a “sole source” vendor by Purchasing. We are processing a purchase order for approximately 3,000 cubic yards of compost for the raised beds. The design for expanding our nursery capacity to serve the new raised beds is underway. The new nursery will contain six greenhouse tables, each 3ft X 8ft. The current estimated cost of the expanded nursery is \$5,800.

We are calculating the order for seeds to plant in the nursery for the future transfer to the raised beds. We have submitted a bid tab for the reconstruction and expansion of the irrigation system. Fruitful Fields proposal at \$24,258 is more than \$5,000 lower than the next low bid and almost \$20,000 lower than the high bid. We are awaiting approval from Purchasing to release the PO for the irrigation system.



DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
BUDGET WORKSHOP MEETING MINUTES
TUESDAY, MAY 28, 2024 – 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
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. Budget Presentation and Discussion

2.1 CRA Budget Presentation

Executive Director Chen provided the Board with a draft budget which was included in their packet. He also shared a PowerPoint presentation that touched on

- Short-term priorities
 - o Federal Highway Public Realm Enhancements
 - o NW/SW 1st Street Enhancements
 - o CRA Website Enhancements
 - o Business Academy Support
 - o At Home Dania Beach Program
 - o Non-Residential Improvement Program
 - o Workforce Training Program
- Mid-term priorities
 - o PATCH Master Plan Implementation
 - o Projects Art, Entertainment and Innovation District
 - o Target Industry Inquiry

- Long-term priorities
 - o Special Events and Festivals
 - o Commercial Façade Grant Program
- Rebuilding Together – Safe and Healthy Homes Program Funding Request of \$50,000 for 10 homes
- CRA Staffing – Request to eliminate the Deputy Director position and change the Lead Farm/Market Coordinator position to full-time.

Chair Ryan commented that Rebuilding Together has established a great position in the City and he was in favor of the request and Board Member Davis was in agreement.

There was discussion on the \$50,000 for Rebuilding Together request and there not being clear information on how many homes this would help. After the discussion there was consensus to gather more information and have Rebuilding Together provide a presentation at an upcoming meeting before any decision can be made.

Vice Chair Lewellen inquired about the full-time and the benefits that would be required for that position and would like to see the numbers for changing the position from part time to full time.

Board Member Salvino inquired about the full-time hours of the PATCH position.

Board Member James would also like to see the numbers as well and she does not understand why there is discussion to eliminate a position. She is in favor of the full-time position but does not want to cut the Deputy Director position. She is in favor of changing the PATCH position from part-time to full-time.

Discussion ensued regarding the staffing in the CRA Department and the need for positions. He suggested the possibility of having three part-time positions versus the one full-time position so that it would cover more of the PATCH hours.

Vice Chair Lewellen is in favor of eliminating the Deputy Director position.

There was consensus to approve the full-time position for the PATCH.

Board Member Salvino commented that he would like to see the costs for more part-time positions.

Board Member James inquired about the way finding and signage project and Executive Director Chen provided an overview of the phases and how the second and third phases of the program would be paid and completed by the City and not the CRA.

Executive Director Chen touched on workforce training program.

Board Member James was unaware that the CRA and City were contributing to the motorcycle show. She is not in favor of that.

Discussion ensued on other budget items such as the business attraction grant, not renewing the office space lease, and the \$500,000 land acquisition.

Board Member James is concerned for the limited space and where employees will work when the new positions are filled.

3. Adjournment

Chair Ryan adjourned the meeting at 6:40 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ELORA RIERA, MMC
CRA SECRETARY

ARCHIBALD J. RYAN IV
CHAIR – CRA

Approved:



DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
TUESDAY, JUNE 11, 2024 – 6:00 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 6:00 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. He touched on the following topics:

- EcoSystem
- CRA Website Update
- PATCH

4. Presentations

There were no presentations on this agenda.

5. Consent Agenda

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

5.1 Minutes: May 14, 2024 CRA Board Meeting

Approved on consent agenda.

5.2 Travel Requests:

There were no requests on this agenda.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 Rebuilding Together Broward County Safe & Healthy Homes Program

Executive Director Chen commented that this is a follow-up from the budget workshop.

Robin Martin from Rebuilding Together provided an overview of what they do in Dania Beach and all over Broward County and the opportunities available to the Dania Beach community.

To answer Board Member James's question, Mr. Martin explained the different tiers and the costs associated with those tiers. She suggested providing a not to exceed amount per home.

Discussion ensued regarding the different options that can and cannot be done by Rebuilding Together.

Board Member Davis suggested providing an additional \$50,000 to the already budgeted amount.

To clarify, the language in the proposal of \$50,000 for 10 homes was an error.

Executive Director Chen clarified that there is no contract for approval tonight. He is looking for direction to add this as a line item to the budget for 2025. If approved, then he would bring a contract back before the Board for their review and approval.

Vice Chair Lewellen commented that she would like to see a not to exceed clause once an agreement is created.

To answer Board Member Davis's question, Mr. Martin explained that if the funds can only be used for the CRA area, then they would only use those funds for the CRA area and they can still provide the same services to Dania Beach residents through other partners.

Board Member Salvino suggested doing \$1,500 per home and then have approximately 5 homes that would be at the \$3,000 tier.

Chair Ryan would like to increase the budget for this program and to provide for the exterior assistance as well. He would increase the budget by \$50,000.

There was discussion regarding increasing the budget to \$100,000. Executive Director Chen commented that they would structure something that would target more homes.

Mr. Martin commented that they have the capacity for the additional homes.

8. Board Member Comments

There were no comments from the Board members.

9. Information Items

None.

10. Adjournment

Chair Ryan adjourned the meeting at 6:49 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ELORA RIERA, MMC
CRA SECRETARY

ARCHIBALD J. RYAN IV
CHAIR – CRA