DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
TUESDAY, MAY 14, 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. Citizen Comments

The following spoke under citizens comments:

- Bryan Cunningham – 1033 NW 6th Street, Suite 201-B

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:

- IP to Market Incubator Open House
- Rebuilding Together
- PATCH

Board Member James inquired about composting for the public and the hours of the PATCH for the working community.

Board Member Salvino suggested sending letters to the builders in Dania Beach requesting concrete blocks to use for the PATCH would be cost saving.

Board Member Davis inquired about volunteers and discussion ensued regarding the volunteer opportunities.

4. Presentations

4.1 Check Presentation by Invitation Homes

A check was presented to the CRA by Senior Vice President of Invitation Homes Randy Gray.

Executive Director Chen commented that there is a videographer filming which was part of a request by Board Member James and Board Member Davis as part of the rebirth of the PATCH.

5. Consent Agenda

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.

5.1 Minutes: April 9, 2024 CRA Board Meeting Minutes

5.2 Travel Requests: None.

5.3 RESOLUTION NO. 2024-______

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE ACCEPTANCE OF A FIFTY-THREE THOUSAND EIGHT HUNDRED AND THIRTY-FIVE DOLLAR ($53,835.00) GRANT FROM INVITATION HOMES, INC. TO THE DANIA BEACH PATCH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Approved under consent agenda.

5.4 RESOLUTION NO. 2024-______

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE ACCEPTANCE OF A TWENTY-FIVE THOUSAND DOLLAR ($25,000.00) GRANT FROM THE SPIRIT CHARITABLE FOUNDATION TO THE DANIA BEACH PATCH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

Approved under consent agenda.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 RESOLUTION NO. 2024-______

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE SALE OF A CRA-OWNED PROPERTY LOCATED AT 608 WEST DANIA BEACH BOULEVARD, DANIA BEACH, FLORIDA ("PROPERTY") TO HABITAT FOR HUMANITY OF BROWARD FOR THE PURPOSE OF DEVELOPING THE PROPERTY FOR USE AS FOR-SALE, LOW-INCOME AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (120% AMI); AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE THE DEED, WITH RESTRICTIVE COVENANT REQUIRING 30 YEARS OF AFFORDABLE HOUSING (80% AMI) AND/OR WORKFORCE AFFORDABLE HOUSING (120% AMI) AND RELATED DOCUMENTS FOR THE PARCEL FOR THIS PURPOSE; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Boutsis read the title of the resolution.

Executive Director Chen introduced the item. He commented that there was some confusion on the language within the proposal from Turn Two regarding the payment being made by a loan from the CRA.

Christina Anthony from Turn Two Construction clarified that they would fund the lot with cash and not CRA funds. The proposal was for $80,000 and they would be building two units on the lot for affordable housing.

Discussion ensued regarding the language in the proposal from Turn Two Construction.

Board Member James provided the Commission with a list of minimum salaries for first responders and teachers. She suggested to start at 80% AMI and if it doesn't work then go to the 120% AMI.

Discussion ensued regarding the two proposals and the fact that the city would be giving the land to one proposal and the other proposal would be purchasing the land.

For the record, the proposal from Turn Two Construction will not be a loan from the city.

Chief Financial Officer Frank DiPaolo commented that he was involved in the procurement process, and it was conducted in the proper process and provided clarity as to why the committee made their decision. It is not typical for a company to make material changes to their sealed proposal.

To answer Board Member James' question, Chief Financial Officer Frank DiPaolo commented that if the Board wanted to go in a different direction they could, however, he recommended that they didn't based on what they brought forward tonight but rather if they felt that the other company was a better firm then they can go that route. He commented that the other option would be to reject the proposals and put it out to bid again.

Chair Ryan commented that he would like to see a formal contract that both companies could use and submit.

Vice Chair Lewellen asked if the committee could have asked questions about the proposals at the time they were reviewing the bids and Executive Director Chen replied that it seemed precise at the time given the language stating that it would be generated from a loan.

City Manager Garcia commented that the city has an offer for $1 versus $80,000. If this is put back out to bid, not only will this take longer, but it will also expose the $80,000 proposal from Turn Two Construction.

City Attorney Boutsis clarified that ordinarily she agrees with the Chief Financial Officer in that typically there aren't changes after a recommendation has been brought forward and a process has been done. Looking at the language from Turn Two Construction, there was some confusion and Ms. Anthony is correct in that the other language within the proposal does state that lending institution facilitating the transaction is the South Florida Regional Planning Council. She believes that the Board can do what they are wanting to do.

Carolyn Cozy from Habitat for Humanity explained the reason for the change from three units to two units.

Chair Ryan inquired about the initial agreement and the reasoning for Habitat coming back requesting $300,000 when the city had donated the land and Ms. Cozy explained that they were aiming to town homes to allow for three versus two, however, the issue was not only infrastructure, but also parking and the vertical construction of town homes into taller more dense buildings and they felt they could do it but in the end were not able to.

Vice Chair Lewellen made a motion to reject the resolution and accept the proposal from Turn Two Construction with the provision of receiving a written contract with the terms stated as well as the AMI being adjusted to the 80% for six months. The motion was seconded by Board Member James which carried 5-0 on roll call vote.

Board Member Davis commented for the record that she understand the Board has the discretion to make changes but she is uncomfortable with switching the recommendation.

7.2 RESOLUTION NO. 2024-______

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY ("CRA") OF THE CITY OF DANIA BEACH, FLORIDA, AUTHORIZING THE PROPER CRA OFFICIALS TO EXECUTE AN AGREEMENT WITH JOSHUA KODNER, D/B/A 19 S FEDERAL LLC, TO PROVIDE A COMMERCIAL FAÇADE GRANT FOR THE PROPERTIES LOCATED AT 13-19 SOUTH FEDERAL HIGHWAY FOR AN AMOUNT NOT TO EXCEED TWENTY-THREE THOUSAND, NINETY-FIVE DOLLARS ($23,095.00); PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

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

Executive Director Chen introduced the item.

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

8. Board Member Comments

Board Member Davis thanked Invitation Homes and Spirit Airlines.

Board Member James suggested involving the summer camp kids at the PATCH.

Board Member Salvino had nothing to report.

Vice Chair Lewellen thanked Invitation Homes and Spirit Airlines.

Chair Ryan is happy to see the grants and the headway being made at the PATCH.

9. Information Items

None.

10. Adjournment

Chair Ryan adjourned the meeting at 6:39 p.m.

ATTEST:

ELORA RIERA, MMC
CRA SECRETARY

COMMUNITY REDEVELOPMENT AGENCY

ARCHIBALD J. RYAN IV
CHAIR – CRA

Approved: June 11, 2024