



**AGENDA**  
**COMMUNITY REDEVELOPMENT AGENCY**  
**REGULAR MEETING**  
**TUESDAY, APRIL 8, 2025 - 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)

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: None.**

### **5. CONSENT AGENDA**

1. Minutes: March 11, 2025 CRA Board Meeting Minutes
2. Travel Requests: None.
3. 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 FIFTEEN THOUSAND DOLLAR (\$15,000.00) GRANT FROM THE SPIRIT CHARITABLE FOUNDATION TO THE DANIA BEACH PATCH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

### **6. PROPOSALS AND BIDS: None.**

### **7. DISCUSSION AND POSSIBLE ACTION: None.**

### **8. INFORMATION ITEMS: None.**

### **9. BOARD MEMBER COMMENTS**

### **10. ADJOURNMENT**



## City of Dania Beach Memorandum

**DATE:** 4/8/2025

**TO:** Chair and Board Members

**FROM:** Candido Sosa-Cruz, Executive Director

**SUBJECT:** Administrative Report

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### 1. CRA INITIATIVES

#### The FY2024 CRA Annual Report:

As usual, during March the CRA is focused on completing the CRA Annual Report, which must be published by March 31<sup>st</sup> each year.

The FY2024 CRA Annual Report is 94 pages long. In addition to providing the performance data required by State Statutes, the publication serves as a marketing/branding piece for the City and the CRA. Typically, each year I receive 35 to 40 requests for our Report, and I give copies of it to every developer, investor, and company I meet. It is also posted on our CRA website, as required by law.

Each year, I invite the Casino @ Dania Beach and Dania Pointe to write their own piece for the Regional Destinations Section. This gives them a chance to highlight the accomplishments they are most proud of and set their message for the upcoming year. Other than these two contributions, the CRA writes the entire report each year.

### 2. PATCH – PROGRAMS/EVENTS

- Harvest Celebration – New Raised Beds:

On March 31, the PATCH, celebrate the first harvest season from the new raised beds. This event was to replace the two grand opening events from last fall that were cancelled due to weather.

Invitation Homes (\$53,835) and Spirit Charitable Foundation (\$25,999), whose generous donations paid for the redevelopment of the PATCH attended and were recognized for their generosity. These contributions paid for the redevelopment of the raiser beds, the addition of a second nursery, and the rebuilding of the irrigation system. The faculty of the FIU School of Agroecology, who are providing funding for our Grow City Youth and Adult Internship programs, also attended. The Dan Marino Foundation attended – they offered 10 – 15 of their members to assist with the event.

Special thanks to Cassi Waren and the Parks & Recreation Department for their assistance

with this event.

- Dan Marino Foundation: On March 18<sup>th</sup>, the PATCH received a special group of visitors. Lori Horowitz, Director of Programs and Grant Administration at The Dan Marino Foundation, brought a group of 13 autistic adults for a tour of the garden and a nutrition class Bianca (CRA), Jaime (TFF), and Noah (TFF) led the tour around the garden speaking about the gardening, crops, and PATCH operation. Plant vegetables: Bianca and Jaime taught the group how to plant garlic in pots.
- Nova Southeastern University: On March 22, the PATCH hosted Market Day & a Medicinal Garden Workshop. Maria Castro and Lillian Bennett, graduate students of the NSU College of Osteopathic Medicine conducted a Medicinal Herb Garden Workshop. A medicinal herb garden introduces the healing power of plants.
- Love Our Nation (LON): On April 3<sup>rd</sup>, Ovrill Dwyer, led the LON Earth 2 Table Senior Fruit & Veggie Distribution drive. Seniors were able to enjoy 60 bags of fresh fruit and veggies.
- Fresh Food Box: This weekly program is winding down in April with 52 registered subscriptions.
- General Operation/Performance: From January 1 to March 19, the PATCH had 213 volunteers, providing 639 volunteer hours. The PATCH is now averaging 2 – 3 new walk-in visitors each day.

### **3. ECONOMIC DEVELOPMENT**

- **Summary Report**

The CRA and its Economic Development division have shifted and improved their strategy for engaging with businesses along East Dania Beach Boulevard and Federal Highway from Old Griffin Road to Sheridan Street. The CRA is actively engaging with businesses in this area, identifying those that could greatly benefit from the Commercial Facade Improvement Grant Program and helping them understand its value and potential impact. Additionally, we are assessing the challenges businesses face and connecting them with the appropriate city departments to explore solutions, where those challenges fall within the city's purview.

In addition to business retention, business attraction remains a key priority. Discussions were held with Todd Holt, Vice President of Business Development at the Greater Fort Lauderdale Alliance, to position Dania Beach as a viable city for business relocation and expansion. This effort is intended to further complement and support City Manager Ana M. Garcia's existing role on the Alliance Board while enhancing Dania Beach's presence in regional economic development initiatives.

Collaboration has also been initiated with the Director of Real Estate managing leasing at Dania Pointe. The goal is to understand their business attraction process and establish a partnership where businesses that do not qualify for Dania Pointe can be referred to the CRA for assistance in securing locations elsewhere in Dania Beach. This ensures that businesses interested in the city have alternative placement options.

Maintaining strong strategic local partnerships also remains a priority. Recent collaboration with Randie Shane, CEO/Executive Director of the Greater Dania Beach Chamber of Commerce, involved sharing the city's current business listing report to keep the Chamber informed of new businesses. In return, the Chamber will provide updates on new

memberships and resources that directly benefit local businesses.

These efforts build upon the CRA's vision and goals of supporting existing small businesses, attracting new targeted industries, and expanding community information outreach.

- **New Business Listing Report**

*New Business in CRA District refers only to businesses that are not home-based.*

**February 2025:**

- Total New Businesses Citywide: 25
- New Businesses in CRA District: 5

**1. All About Cats/Dogs Clinic**

(415 S Federal Hwy) – Start Date 2/25/2025

**2. American Consumer Financial Services of FL LLC**

(1101 S Federal Hwy) – Start Date 2/13/2025

**3. Bespoke Glazing Group LLC (1300 Stirling Rd Ste 813) – Start Date 2/25/2025:** Owned by Miguel Romero, his glass and glazing company serve small to mid-size commercial general contractors and the local residential market. The Dania Beach location was selected for its centralized position and convenient access to I-95, allowing the team to efficiently pick up supplies and reach job sites. The company serves clients from Key West to Jupiter, leveraging its strategic location for efficient distribution. This facility is used exclusively for warehousing, cutting, and manufacturing glass products; it is not a customer-facing location.



**4. Dania Beach Rentals LLC (601 E Dania Beach Blvd) – Start Date 2/25/2025:** Jacqueline

Cespedes, Assistant Community Manager with United Property Management, confirmed the leasing operation of Sea View Luxury Rentals, a residential community located in Dania Beach. Sea View Luxury Rentals is a 13-story building with a total of 384 units. The property offers one, two, and three-bedroom apartments. It is situated on East Dania Beach Boulevard in the Dania Beach/Fort Lauderdale area, providing residents with access to various nearby amenities and points of interest. The building is located less than half a mile from the Dania Beach Fishing Pier and secluded beaches, making it a convenient option for those seeking housing near the coast.



**5. South Florida Staging and Furnishings – Start Date 2/24/2025:** According to business owner Justine Goubert, the business had a soft launch but is not yet fully operational as it is still undergoing the city inspection process. The company chose Dania Beach for its central location, which provides convenient access to various areas across Broward County. Their goal is to become the premier choice for realtors in home staging services.



**January 2024:**

- Total New Businesses Citywide: 10
- New Businesses in CRA District: 1

**1. Sunoco**  
(1201 S Federal Hwy) – Start Date 1/23/2025

## December 2024:

- Total New Businesses Citywide: 28
- New Businesses in CRA District: 8

### 1. Gigi Online Flower Studio

(801 S FEDERAL HWY #835-837) – Start Date 12/19/2024

### 2. Accounting And Tax Pros Inc

(823-825 S FEDERAL HWY) – Start Date 12/17/2024

### 3. Executive Dania Plaza LLC

(801-817 S FEDERAL HWY) – Start Date 12/16/2024

### 4. Executive Dania Plaza LLC

FEDERAL HWY) – Start Date 12/16/2024

### 5. Stage PR Interiors LLC

(801 S FEDERAL HWY #803) Start Date 12/11/2024

6. Ryder Nash LLC (41 NE 1 Ave) – Start Date 12/30/2024: 41 NE 1st Ave is a four-unit vacation rental property that offers short-term accommodation with a minimum stay requirement of five days. The property caters to travelers seeking temporary lodging in a fully furnished setting. Compliance with local regulations for short-term rentals appears to be in place, as a Vacation Rental Certificate is displayed in the window.



7. H&M (126 N Pointe Dr Ste. K-107) – Start Date 12/04/2024: Store Manager, Evelyn Cambra reported that this fashion retail business is performing exceptionally well, especially considering that it has only been open for three months. The store has successfully surpassed its goals, and the numbers show positive results. The store attracts both tourists and locals, but the majority of customers are locals. This has led to a higher number of returning customers, which speaks of the store's ability to build a loyal customer base. The business is highly satisfied with the Kimco Realty Corporation management team. Evelyn highlighted that they received a personal visit from the President of Kimco, which added a personal touch and reinforced their positive relationship. The store is also pleased with the presence of local police and the quick

response time in the event of an incident, contributing to a sense of security for both the business and its customers.



**8. Sirocco (170 N Pointe Dr) – Start Date 12/04/2024:** According to Owner, Tarek Younes, the decision to establish a restaurant at Dania Pointe was influenced by an invitation from Kimco, which led to a site visit and a positive impression of the location. The Dania Pointe location has achieved comparable revenue figures in just three months to those of the Pembroke Pines location, which has been in business for nearly five years. While lunch traffic has been slower than desired, dinner service is very busy. To attract more customers, the business is planning a happy hour menu featuring BOGO cocktails and complimentary appetizers. The upstairs event space remains closed due to ongoing fire department inspections, causing delays, but the owner is optimistic about opening soon. The event space, once operational, could further enhance business opportunities.



• **Broward County's Nonagricultural Job Growth continues in January 2025:**

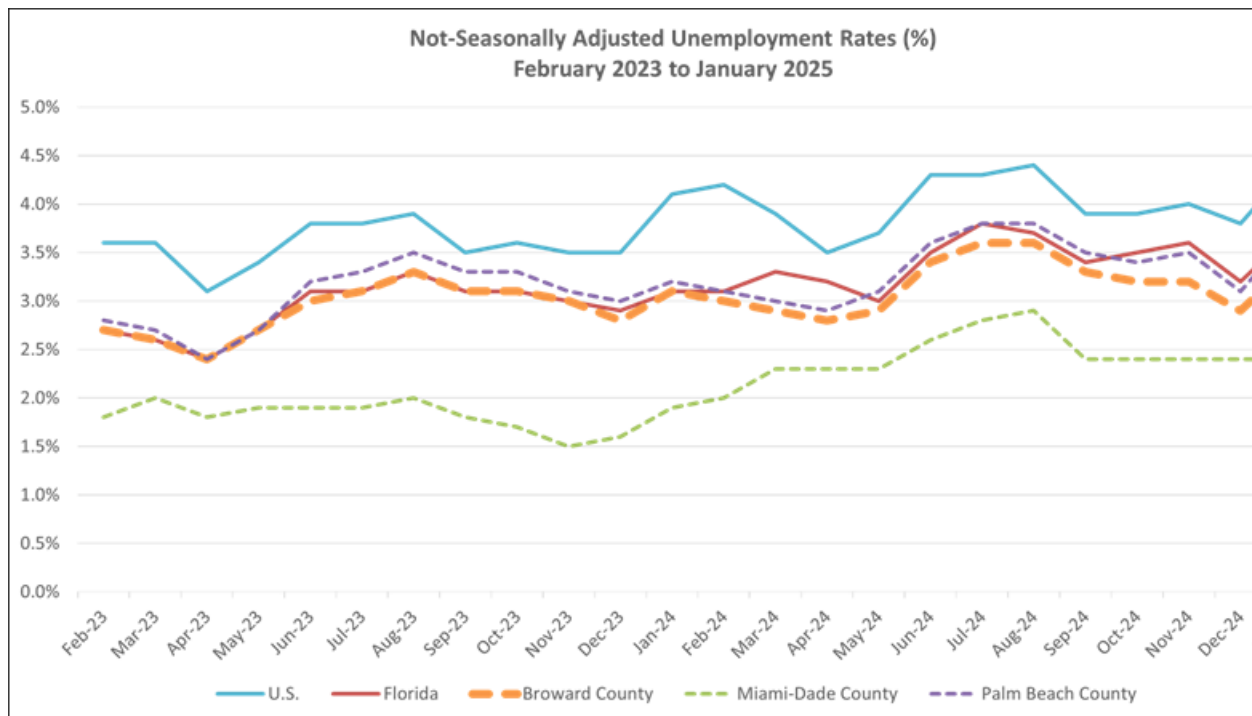
Broward County's unemployment rate was 3.4% in January 2025, up 0.3 percentage points from the previous year but lower than the state rate. The labor force grew by 1.2%, with 37,507 unemployed residents. Nonagricultural employment rose by 8,200 jobs (+0.9%), driven by growth in Other Services (+5.9%), Leisure and Hospitality (+2.6%), and Manufacturing (+0.9%). The Fort Lauderdale metro area had the second-highest job growth in Other Services statewide. However, non-agricultural employment saw a monthly decline of 10,700 jobs, with gains in Education and Health Services (+1,900) and Leisure and Hospitality (+300).

Sector/Industry	Total Jobs January 2025	Dec. 2024 to Jan 2025	% change	Jan 2024 to Jan 2025	% ch
Education and Health Services	124,300	1,900	1.6%	3,600	
Trade, Transportation, and Utilities	207,200	-4,800	-2.3%	2,500	
Leisure and Hospitality	100,300	300	0.3%	2,500	
Government	110,600	-500	-0.5%	2,200	
Other Services	37,900	-100	-0.3%	2,100	
Manufacturing	32,000	-500	-1.5%	300	
Construction	54,100	-1,800	-3.2%	200	
Financial Activities	73,900	-700	-0.9%	-200	
Information	19,600	-400	-2.0%	-700	
Professional and Business Services	170,600	-4,100	-2.3%	-4,300	
<b>Total Nonagricultural Employment</b>	<b>930,600</b>	<b>-10,700</b>	<b>-1.1%</b>	<b>8,200</b>	

Source: Florida Department of Commerce, Bureau of Labor Market Statistics - Not Seasonally Adjusted

Florida's unemployment rate was 3.5% in January 2025, up 0.3 percentage points from the previous year. The state added 16,500 jobs (+0.2%) over the month and 139,000 jobs (+1.4%) over the year, with nine of ten major industries experiencing growth.

Palm Beach County's unemployment rate rose to 3.7%, with a labor force increase of 0.6% and 2,000 new jobs (+0.3%). Miami-Dade County's unemployment rate was 2.4%, with nonagricultural employment rising by 26,200 jobs (+2.0%), despite a slight decline in the labor force. Nationally, unemployment stood at 4.0%, with job growth of 1.3% over the year.



Source: Florida Department of Commerce, Bureau of Labor Market Statistics





**DANIA BEACH**  
COMMUNITY REDEVELOPMENT AGENCY

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY  
REGULAR MEETING MINUTES  
TUESDAY, MARCH 11, 2025 – 6:00 P.M.

1. Call to Order/Roll Call

Chair Ryan called the meeting to order at 6:00 p.m.

Present:

Chair:	Joyce L. Davis
Vice-Chair:	Marco A. Salvino, Sr.
Board Members:	Lori Lewellen Luis Rimoli A. J. Ryan, IC
Executive Director:	K. Michael Chen
City Attorney:	Eve Boutsis
CRA Secretary:	Elora Riera, MMC

2. Citizen Comments

The following spoke under citizens' comments:

- Linda Wilson – 1547 Adams Street, Hollywood, FL
- Sherryl Robinson – address not provided

3. Administrative Reports

3.1 Administrative Report

Executive Director Chen presented his administrative report that was provided to the Board in their packets. He touched on the following topics:

- Guy Harvey public art mural for the Dania Beach Arts & Entertainment District
  - o consensus to continue conversations
- Dania Beach Casino Outreach to Hotels
  - o consensus for the initiative to bring the hotels together with the casino
- The PATCH
  - o Harvest celebration
  - o Fresh food boxes
  - o Love Our Nation

Business Manager Krystal Permanan provided an overview of the BRAVO visits she performed which were outlined in the administrative report within the agenda packet provided to the Board.

#### 4. Presentations

There were no presentations.

#### 5. Consent Agenda

**Board member Lewellen made a motion to approve the consent agenda minus 5.3 and 5.4. The motion was seconded by Board member Rimoli which carried unanimously on voice vote.**

##### 5.1 Minutes: February 11, 2025 CRA Board Meeting

*Approved under consent.*

##### 5.2 Travel Requests: None.

##### 5.3 RESOLUTION NO. 2025-CRA-\_\_\_\_\_

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE COMMUNITY REDEVELOPMENT AGENCY (“CRA”) OF THE CITY OF DANIA BEACH, FLORIDA, TRANSFERRING THE CRA TO BE UNDER THE DIRECTION OF THE CITY MANAGER’S OFFICE PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

*This item was pulled from consent.*

City Attorney Boutsis read the title of the resolution into the record and introduced the item. She stated that the person who would be the head of the department would be from the office of the City Manager and Mr. Chen would become a director. Mr. Chen is not losing his job and his salary and benefits would remain the same. Item 5.4 is just changing the contract to reflect that his title would change.

Board member Ryan asked

Chair Davis commented that and asked who would be responsible for the hiring and firing the CRA Director and City Attorney Boutsis responded that it would be the office of the City Manager.

Chair Davis asked those who voted in favor at the last meeting what their expectations were for having the department under the city.

Board member Rimoli stated that he made he expectations clear at the last meeting. The city and who the director would report to would be daily monitoring that position and department rather than the board doing it once a month. It would be more efficient for any issues or directions be

brought up on a daily basis so they can be monitored more closely. In his opinion, it has not worked over the years. The resources would open up significantly if CRA were moved under the city and the CRA and the city can work cohesively together. He provided an example of businesses expressing concerns about things that the city is already working to correct and had the CRA been working with the city, it wouldn't have been brought up.

Board member Lewellen commented that in conjunction with what Board member Rimoli that again similar to the last meeting, there were topics discussed that are already being addressed by the city and the CRA is not aware of those things.

Vice Chair Salvino believes that everything would be more efficient working together. He feels that making this change and having the opportunity to work together will make us a better city.

Board member Ryan commented that he is all for the collaboration but it is their job as commissioners is to communicate with the CRA and between the CRA and the city and it is not a competition. If this is moved under the City Manager, the board will have no say in who will be the CRA Director and who they will be working with. He is not comfortable with those decisions. He feels that it is necessary to have the CRA separate from City management. The CRA is taking leaps and bounds and the improvements are visible. He feels that a change like this should require a 4/5 vote instead of a 3-2 vote and he wishes they had more time to discuss it.

Chair Davis agreed with Board member Ryan and stated that it sounds like a communication issue and communication can always be improved between the CRA and the City. She believes that it is the board's job to provide direction, communication and a vision to the CRA. Mr. Chen now has the staff to move in a positive direction. Adding another department under the city manager is a lot.

Board member Rimoli clarified that they are not eliminating the CRA board and there will still be meetings and there will still be oversight as to their roles as elected officials for the CRA.

**Board member Rimoli made a motion to approve the resolution. The motion was seconded by Board member Lewellen which was carried 3-2 on roll call vote with Board member Lewellen, Board member Rimoli, and Vice Chair Salvino voting yes and Board member Ryan and Chair Davis voting no.**

#### 5.4 RESOLUTION NO. 2025-CRA-\_\_\_\_\_

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY ("CRA"), OF THE CITY OF DANIA BEACH FLORIDA, AUTHORIZING THE CITY COMMISSION TO ENTER INTO AN AMENDMENT TO THE EMPLOYMENT AGREEMENT FOR MICHAEL CHEN; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Boutsis read the title of the resolution and introduced the item.

*This item was discussed with item #5.3.*

**Board member Lewellen made a motion to approve the item. The motion was seconded by Board member Rimoli which carried 5-0 on roll call vote.**

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

7.1 Commercial Façade Grant – 250 South Federal Highway

**Board member Ryan made a motion to extend the meeting by 7 minutes. The motion was seconded by Vice Chair Salvino which carried unanimously on voice vote.**

Executive Director Chen introduced the item.

**Board member Ryan made a motion to approve the item. The motion was seconded by Board member Rimoli which carried unanimously on voice vote.**

8. Information Items

There were no information items.

9. Board Member Comments

Board member Lewellen commented that she would like to reschedule the March 13<sup>th</sup> workshop to allow the new team to work together and prepare.

**Board member Lewellen made a motion to reschedule the workshop meeting. Board member Ryan seconded the motion which carried 5-0 on roll call vote.**

Board member Rimoli had nothing to report.

Board member Ryan commended Krystal on her efforts with the BRAVO visits.

Vice Chair Salvino had nothing to report.

Chair Davis echoed Board member Ryan's comments and thanked Executive Director Chen for the Guy Harvey prospect.

10. Adjournment

Chair Davis adjourned the meeting at 7:05 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT  
AGENCY

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ELORA RIERA, MMC  
CRA SECRETARY

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JOYCE L. DAVIS  
CHAIR – CRA

DRAFT



## City of Dania Beach Memorandum

**DATE:** 4/8/2025

**TO:** Chair and Board Members

**FROM:** Candido Sosa-Cruz ICMA-CM, Executive Director

**SUBJECT:** Spirit Charitable Foundation Grant Award to Patch

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**Request:**

Approve the Resolution to accept a grant award of Fifteen Thousand Dollars (\$15,000) from the Spirit Charitable Foundation for the benefit of the Dania Beach PATCH.

**Background:**

In their continued support of the Dania Beach CRA, the Spirit Charitable Foundation donated Fifteen Thousand Dollars (\$15,000) to the Dania Beach PATCH to advance the Foundation's Environment pillar by investing in a platform for education, cultural growth, access to healthy foods & community gardening, and economic development. The Spirit Foundation grant does not specify or limit the use of the grant funds at the PATCH.

**Budgetary Impact**

The charitable award will be an increase of \$15,000 to the CRA Patch budget.

**Recommendation**

It is recommended to approve the Resolution to accept a grant award of Fifteen Thousand Dollars (\$15,000) from the Spirit Charitable Foundation for the benefit of the Dania Beach PATCH.

**RESOLUTION NO. 2025-CRA-\_\_\_\_\_**

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 FIFTEEN THOUSAND DOLLAR (\$15,000.00) GRANT FROM THE SPIRIT CHARITABLE FOUNDATION TO THE DANIA BEACH PATCH; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Spirit Airlines opted to relocate their global headquarters and training facility to the Redevelopment Area at Dania Pointe; and

**WHEREAS**, On September 10, 2019, the CRA Board approved Resolution No, 2019-CRA-020 to contribute the ten (10%) percent Local Financial Support (LFS) required by the State QTI and HIPI programs as an incentive to the Spirit Airlines headquarters project, representing a total commitment of \$135,000; and

**WHEREAS**, Spirit Airlines is spending more than \$250 million dollars the develop their Dania Beach campus; and

**WHEREAS**, Spirit Airlines will maintain over 1,000 employees in Dania Beach, with an economic impact of \$88 million over five years from Direct, Indirect, and Induced Jobs; and

**WHEREAS**, the Spirit Charitable Foundation donated Fifteen Thousand Dollars (\$15,000) to the Dania Beach PATCH to advance the Foundation's Environment pillar by investing in a platform for education, cultural growth, access to healthy foods & community gardening, and economic development.

**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 above “WHEREAS” clauses are ratified and confirmed, and they are made a part of and incorporated into this Resolution by this reference.

**Section 2.** That the CRA Board approves the acceptance of the fifteen thousand dollars (\$15,000) grant award from Spirit Charitable Foundation.

**Section 3.** That the Spirit Charitable Foundation grant does not specify or limit the use of the grant funds at the PATCH.

**Section 4.** That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

**Section 5.** That this Resolution shall be in force and take effect in ten (10) days after its passage and adoption.

**PASSED AND ADOPTED** on \_\_\_\_\_, 2025.

Motion by \_\_\_\_\_, second by \_\_\_\_\_.

FINAL VOTE ON ADOPTION: Unanimous \_\_\_\_

Yes No

Board Member Lori Lewellen \_\_\_\_\_

Board Member Luis Rimoli \_\_\_\_\_

Board Member Archibald J. Ryan IV \_\_\_\_\_

Vice Chair Marco Salvino \_\_\_\_\_

Chair Joyce L. Davis \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
ELORA RIERA, MMC  
CRA CLERK

\_\_\_\_\_  
JOYCE L. DAVIS  
CRA BOARD CHAIR

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_  
EVE A. BOUTSIS  
CRA ATTORNEY