



AGENDA
COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING
TUESDAY, JULY 8, 2025 - 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

4. PRESENTATIONS

1. Collins Elementary School Awards Certificate of Appreciation for The Patch
2. RMA Introduction Presentation

5. CONSENT AGENDA

1. Minutes: June 10 ,2025 CRA Board Meeting Minutes
2. Travel Requests: None

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: 7/8/2025

TO: Chair and Board Members

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

SUBJECT: Administrative Report

1. CRA INITIATIVES

- Commercial Façade Grant: Director Chen made a project status visit to some of the active CRA Façade Grant projects.
 - 24 NE 1st Ave. (Joseph Chehebar): This grant covered only the replacement of the storefront windows, which is part of a larger exterior project. The windows are nearly complete and the rest of the project is in progress. (Photo attached)
 - 102 N Federal Hwy. (Jorge Fallad): This grant covered a variety of exterior improvements, which are part of a substantial interior/exterior rehab of the building. After the Board extension of the grant deadlines in April, the project is under construction. To-date, the electrical and plumbing systems update is nearly finished – both systems have interior and exterior elements. (Photo attached)
 - 250 S Federal Hwy. (Laura Gasper): This grant covered only the construction/installation of a lighted, street front sign. The sign has been constructed and installed, but the electrical connections have not been completed. (Photo attached)
 - 225 SW 2nd Ter. (Grant Einhorn): This grant covered a variety of exterior improvements, including awnings, painting, signage, parking improvements, and a dumpster enclosure. The project is finished and they are waiting for their final permit inspections. (Photo attached)

- Home Beautification Program: Additional homes served since May 1, 1
 - Total number of homes completed as of mid-June: 29
 - Number of homes approved and in line for services: 13.
 - Number of homes being vetted for qualification: +5

- Safe At Home Program:
 - Total number of homes served as of mid-June: 10 completed, 15 in-process.
 - Number of homes approved and in line for services: 15.
 - Number of homes being vetted for qualification: +25

- NOTE: Most homes inspected so far have been Tier 1 improvements.

2. ECONOMIC DEVELOPMENT

- The Casino @ Dania Beach / Sheraton Four Points: At a previous BRAVO visit with the Casino @ Dania Beach, Director Chen met with Arnaldo Suarez (CEO) and Josh Crowder (Director of Marketing). Among the topics discussed, Arnaldo mentioned that the Casino would like to attract more local customers. One way to do this is to have a better working relationship with the hotels in Dania Beach to improve their cross-support for everyone's mutual benefit.

In a conversation with Brittney Lumb, Visit Lauderdale, I mentioned the Casino's interest and willingness to host an introduction event for the Dania Beach hotels. Brittney was enthusiastically interested. I have set up a Zoom call including the CRA, Visit Lauderdale, and the Casino to discuss the project. Visit Lauderdale sees this as a potential service opportunity they can provide for all the casinos in Broward County.

- Guy Harvey Foundation / Downtown Mural: At the March 11 CRA Meeting, I advised the Board of an informal inquiry I made to the Guy Harvey Foundation regarding a potential opportunity for a Guy Harvey mural on a to-be-constructed wall of 6ft x 95ft on the 100 block of NW 1st Ave. The Foundation formally responded with a price proposal. I was directed to present the idea to the Public Art Advisory Board for their review/input.

The Guy Harvey Foundation's proposal was presented and discussed at the June 16th PAAB meeting, along with the Downtown Vision Plan. In a follow-up conversation with the Foundation, I described the Board's reaction as enthusiastic, with a lot of questions about the proposed mural theme, and its potential "fit" at the to-be-established Founder's Park. I also advised that the PAAB wants to meet with the Foundation for further discussion.

The Guy Harvey Foundation appreciated the PAAB reaction and has agreed to attend the next PAAB Meeting. Representing the Foundation will be Harvey Taulien, COO, and Casey Schmidt, Director of Business Development. They will bring some examples of the range of subjects depicted in Guy Harvey's art and some examples of his current public art. They are prepared for an engaged discussion about the potential mural and its location in Dania Beach.

- South Florida Community Land Trust (SFCLT)/ Blue-Sky Dania Pilot Program: The SFCLT Blue-Sky Dania Pilot Program will help affordable housing qualified families (50% or lower AMI) in the CRA to achieve health and financial stability. Following the approval of the CRA Board to use City Hall for their training events and the CRA to collaborate/support SFCLT with its Business Academy and resource network, Director Chen initiated an outreach to the appropriate network agencies, including Broward County Office of Economic and Small Business Development (OESBD), Broward SCORE, CareerSource Broward, Network for Teaching Entrepreneurship (NFTE), and Love Our Nation (LON). The purpose of this outreach is to advise them about the objectives of the Blue-Sky Program and to meet with SFCLT to discuss the programs to be included in Blue-Sky.

3. PATCH

- PATCH General Operation / Performance
 - Since May 1, the PATCH harvested 545 pounds of produce, with a lot of the weight attributed to coconuts. Summer is here, and only limited crops will grow in the summer heat. For the next few months, the primary crops will be okra, eggplant, hot peppers, herbs, coconuts, passion fruits, June plums, and bananas.
 - Volunteer groups also avoid the summer heat. From May 1 to mid-June, the PATCH had 22 volunteers, and they tend to leave by mid-afternoon.

The good news is that from May 1 to mid-June, the PATCH had 15 new neighbors stop by to see what we have going on. The afternoon down time is being used to plan and work on a robust array of workshops for the rest of the year at the PATCH.

- PATCH Summer Schedule 2025
 - Sales of seasonal vegetables & herb products are available all summer.
 - Volunteering: PATCH will continue to have volunteer opportunities from 8am to 11am Tuesdays, Wednesdays, Fridays, and Saturdays through HandsOnBroward.org.
 - PATCH General Garden Report: Limited vegetables but herbs and fruit are available.
 - Start Fall/Winter Season: On October 11, PATCH will kick off the season with an Open House/Plant Sale
- July 2025
 - Independence Day: Friday, July 4th and Saturday, July 5th Patch will be closed for the holiday.
 - Dan Marino Foundation (PATCH Volunteering Program): Tuesday, July 08, 2025 / Tuesday, July 22, 2025, groups of 10 to 15 adult volunteers.
 - Camp Live Oak Teens-American Camp (Volunteering): Thursday, July 17, 2025, groups of 14 children to volunteer in gardening
- August 2025
 - Dan Marino Foundation (PATCH Volunteering Program): Tuesday, August 12, 2025 / Tuesday, August 26, 2025, groups of 10 to 15 adult volunteers.
- September 2025
 - Labor Day: Monday, September 1st, 2025 – Patch will be closed for the holiday.
 - Dan Marino Foundation (PATCH Volunteering Program): Tuesday, September 09, 2025 / Tuesday, September 23, 2025, groups of 10 to 15 adult volunteers.
 - CW Thomas After School Program - Wednesday, September 17, 2025, CW Thomas begins After School Program 2025-2026, including gardening at the PATCH!

FAÇADE GRANT PHOTOS



24 NE 1st Ave



102 N Federal Hwy



250 S Federal Hwy



225 SW 2nd Ter



City of Dania Beach Memorandum

DATE: 7/8/2025

TO: Chair and Board Members

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

SUBJECT: Collins Elementary School Awards Certificate of Appreciation for The Patch

Request:

Collins Elementary School presented a Certificate of Appreciation to The Patch in recognition of their dedication and exceptional efforts in collaboration with the school.

Background:

Early in 2025, Collins Elementary School reached out to The Patch for assistance in revitalizing their fruit trees, which serve as a hands-on learning tool for students to understand planting and tree growth. They contacted Noah Siegel from Fruitful Field, who is collaborating with The Patch on the community garden, to assist with resetting their irrigation system, and he gladly offered his support. The school was delighted with the outcome of Noah's work and unexpectedly awarded a Certificate of Appreciation to The Patch in June 2025.

Budgetary Impact

No budgetary impact.

Recommendation

We take pride in the diligent efforts being made at The Patch and in the neighboring communities. We appreciate the commitment and horticultural expertise that Fruitful Field shares, not only with our community garden at The Patch but also across the community, including Collins Elementary School.

Collins Elementary School



Certificate of Appreciation

Presented to

Dania Beach PATCH

In Sincere Appreciation

for your dedication, personal interest, and support
of the total school program

[Signature]

1/29/25

Date

[Signature]
Principal



City of Dania Beach Memorandum

DATE: 7/8/2025

TO: Chair and Board Members

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

SUBJECT: RMA Introduction Presentation

Request:

We are excited to formally introduce Redevelopment Management Associates (RMA) to the CRA Board. The purpose of this introduction is to provide an overview of RMA's mission and highlight some of the innovative strategies and initiatives that have successfully advanced CRAs across South Florida.

Background:

At the March 11, 2025 Community Redevelopment Agency (CRA) Board meeting, the Board approved a proposal to transition the CRA under the direction of the City Manager's Office. This strategic move was intended to enhance the CRA's access to resources and ensure that its priorities are effectively executed.

The CRA serves a critical role in driving economic development, enhancing infrastructure, and strengthening community engagement. To fulfill this mission, it is essential to regularly evaluate internal operations, resource allocation, and strategic priorities to ensure alignment with best practices and evolving economic conditions.

In support of this effort, we engaged RMA, a firm well-acquainted with our CRA and widely recognized for providing operational consulting to numerous CRA districts throughout South Florida. Partnering with an independent agency for a comprehensive operational analysis underscores our commitment to transparency, accountability, and continuous improvement. The insights gained will help guide internal decision-making and reinforce public trust by demonstrating that the CRA is actively working to maximize its impact in the community. Furthermore, our recommendation to partner with a proven, established and successful company such as RMA, is to ensure that our Dania Beach CRA becomes the best version of itself and that the priorities and objectives of the CRA Board are realized effectively and expeditiously.

Budgetary Impact

Funding in the amount of \$37,000 for the operational assessment from RMA will come from the CRA's budget in the current fiscal year.

Recommendation

After the operational assessment is finalized, the City Manager and CRA Executive Director will evaluate and confer with the CRA Board to establish the operational plan.



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY
REGULAR MEETING MINUTES
TUESDAY, JUNE 10, 2025 – 6:00 P.M.

1. Call to Order/Roll Call

Chair Davis 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:	Candido Sosa-Cruz
City Attorney:	Eve Boutsis
CRA Secretary:	Erin McClendon

2. Citizen Comments

None.

3. Administrative Reports

3.1 Administrative Report

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

- Commercial Façade Grant
- Home Beautification Program
- Safe at Home Program
- The PATCH
 - o National Coconut Day
 - o Farmers Market
 - o CW Thomas After School Program
 - o Dan Marino Foundation

Consensus to allow affordable housing to use the NW Conference room for dinner events.

Executive Director Sosa-Cruz commented that he and the City Manager have been researching firms that have an expertise in CRA and economic development and they were able to select a firm. They will be conducting a complete assessment of our CRA and its operations to be able to present a plan with a vision of focusing on increasing economic development, attracting businesses to the city and seeing how we could become a high performing CRA and be able to attract those businesses.

Discussion ensued regarding the consulting firm being selected to provide an analysis of the CRA.

There was consensus for the firm to present to the Board at an upcoming meeting.

4. Presentations

There were no presentations.

5. Consent Agenda

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

5.1 Minutes: May 13, 2025 CRA Board Meeting

Approved under consent.

5.2 Travel Requests: None.

6. Proposals and Bids

There were no proposals on this agenda.

7. Discussion and Possible Action

There were no discussion and possible action items.

8. Information Items

There were no information items.

9. Board Member Comments

Board member Lewellen deferred her comments to the Commission meeting.

Board member Rimoli commented on concerns from business owners and listening to what their concerns are and seeing what can be done.

Board member Ryan had no comments.

Vice Chair Salvino had no comments.

Chair Davis asked for an update on the Guy Harvey mural and Executive Director Sosa-Cruz provided an update.

10. Adjournment

Chair Davis adjourned the meeting at 6:36 p.m.

ATTEST:

COMMUNITY REDEVELOPMENT
AGENCY

ERIN MCCLENDON
CRA SECRETARY

JOYCE L. DAVIS
CHAIR – CRA

DRAFT