



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY

2018-2019 ANNUAL REPORT

TABLE OF CONTENTS

1. Board of Directors, Mission Statement & Staff	3
2. Letter from the Executive Director.....	5
3. Dania Beach CRA Location, Map and Background.....	6
4. Redevelopment Plan Goals	8
5. Demographics	9
6. Tax Base and Taxable Values	10
7. Redevelopment Goals and Initiatives	12
7.1. Residential Revitalization	12
7.2. PATCH Urban Farm and Garden	17
7.3. Redevelopment.....	20
7.4. Business Retention	23
7.5. Business Attraction	26
7.6. Marketing	27
7.7. Florida Department of Economic Opportunity: Special Districts Accountability Program.....	32
8. Performance Data.....	34
9. Financial Statements	37

BOARD OF DIRECTORS



Chair- Lori Lewellen
llewellen@daniabeachfl.gov



Vice Chair – Lauren Odman
lodman@daniabeachfl.gov



Board Member – Chickie Brandimarte
cbrandimarte@daniabeachfl.gov



Board Member – Bill Harris
bharris@daniabeachfl.gov



Board Member – Tamara James
tamarajames@daniabeachfl.gov



DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY

MISSION STATEMENT

The mission of the CRA is to create and implement economically sound redevelopment and revitalization activities in the City of Dania Beach, to improve the unique small town quality of life, while simultaneously facilitating investment, commercial development, innovation and growth for our diverse population.

STAFF

Rickelle Williams, Executive Director

Kathleen Weekes, CRA Manager

DeAndrae Spradley, Economic Development Manager

Kisha Eugene, CRA Coordinator

Kha White Davis, Administrative Specialist

Leon Carroll, Lead Farm & Market Coordinator

Amado Diaz, Farm & Market Coordinator

Carol Stokrocki, Farm and Market Coordinator

LETTER FROM THE EXECUTIVE DIRECTOR



Celebrating its 115th anniversary in 2019, the City of Dania Beach continues to grow and shine as a Broward County leader in redevelopment. In addition, fiscal year 2019 marks the 15-year anniversary of the Dania Beach Community Redevelopment Agency (CRA). This year represents a significant milestone in the life of the CRA. The inaugural CRA Plan was adopted in 2004. Given the thirty-year lifespan through 2034, the CRA reached its natural midpoint in 2019. Over the past fifteen years, the CRA, which comprises 26 percent of the City, has played a significant role in improving the infrastructure, aesthetics, taxable value and perception of the Dania Beach Redevelopment Area and the city at large.

The CRA Board has demonstrated visionary leadership by focusing on businesses, residents and visitors through economic development incentives and grants, residential revitalization programs, marketing and branding endeavors. As in the past, the CRA has utilized creative place-making and strategic investments to catalyze redevelopment. This has helped to spawn growth in the hospitality, retail and marine industries and strengthen the downtown core and residential neighborhoods. In this fiscal year, the CRA also took a major step in redevelopment by pursuing a multimillion-dollar City Center Project through a public-private partnership to transform downtown Dania Beach, attract private investment and improve quality of life.

The CRA has been able to secure grant funding and leverage local partnerships to further enhance redevelopment opportunities. The CRA was awarded \$1,059,000 in new grants during the 2019 fiscal year and also secured \$82,000 through private sector contributions toward the First-time Homebuyer Program. These partnerships have served to maximize CRA resources to make redevelopment a fundamental part of Dania Beach's transformation as a destination City. Through various strategic efforts and marketing strategies, the CRA has worked hard to grow the tax base and improve the business climate and quality of life.

With a 62 percent increase in incremental taxable value over the previous year, there is undeniable growth taking place in the Redevelopment Area. At fifteen years old, the Dania Beach CRA is not experiencing a mid-life or existential crisis. With the leadership of the CRA Board and the dedication of staff, the CRA is in its prime and ready to expand on its foundation and take on new challenges to accelerate growth.

On behalf of the Dania Beach CRA Board of Directors, I am pleased to present herein the FY 2019 Annual Report which covers the period from October 1, 2018 through September 30, 2019. The Annual Report includes the following:

- General background information regarding the CRA;
- Report of activities, projects and initiatives within the redevelopment area; and
- Financial statements for the fiscal year ending September 30, 2019.

Best regards,

Rickelle Williams, MPA, PMP, LEED AP, FRA-RA

Executive Director

Dania Beach Community Redevelopment Agency

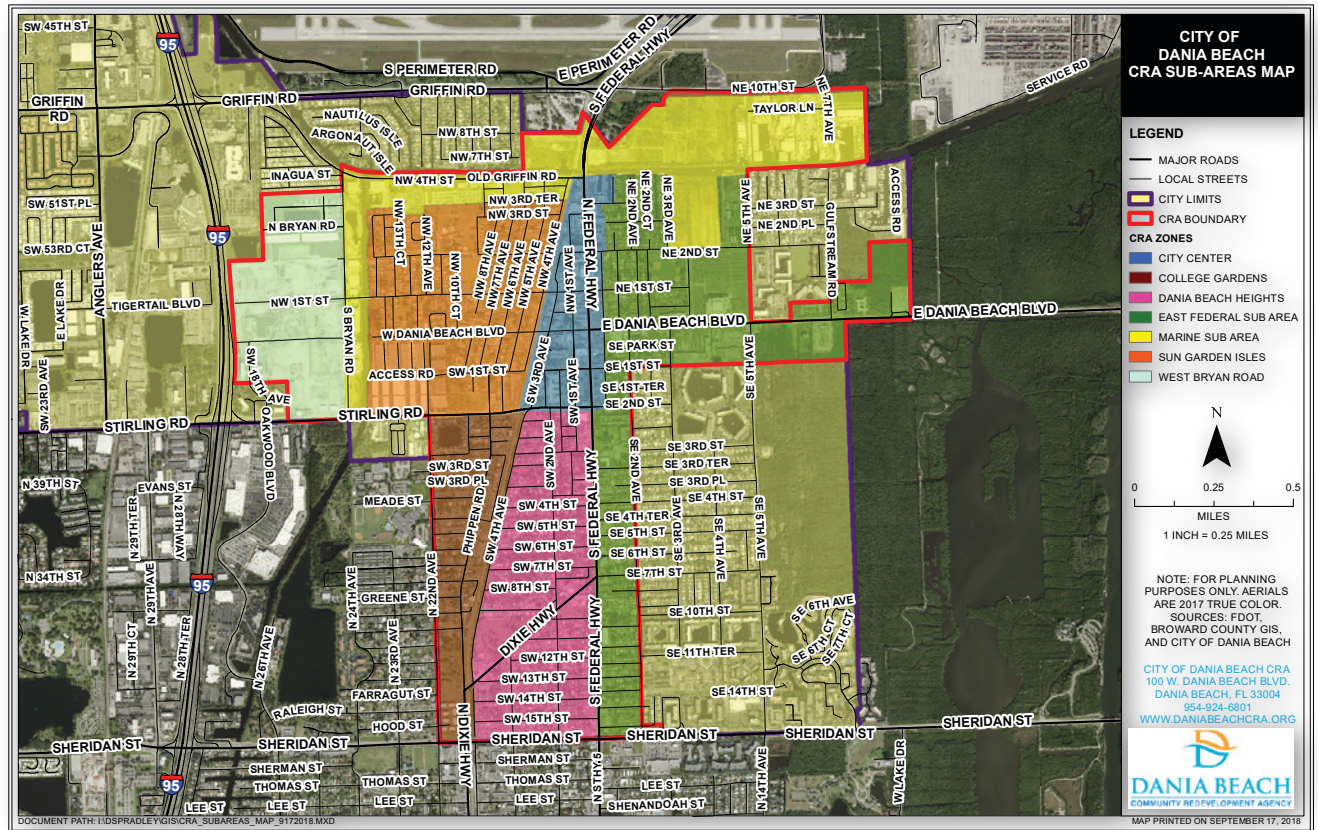
DANIA BEACH CRA LOCATION, MAP AND BACKGROUND

Location

Dania Beach has for its entire history served as a crossroads location in South Florida. As the region has developed over the years, its location and proximity to major regional assets has only improved. Dania Beach is centrally located between the region's largest cities — a 10-minute drive into downtown Fort Lauderdale, and a 31-minute drive to downtown Miami. It is 5 minutes from Fort Lauderdale-Hollywood International Airport, 28 minutes from Miami International Airport, and 12 minutes from the Port Everglades Cruise Port. Interstate 95, US Highway 1 (Federal Highway), and State Road 441 — the State's Main north-south roadways — all intersect Dania Beach. In addition, the State Turnpike passes just off the City's western border. The City is accessible by Tri-rail and is poised for transit oriented development at the Florida East Coast (FEC) railway.

The CRA Redevelopment Area encompasses 1,349 acres east of Interstate 95. The Redevelopment Area includes six (6) sub – areas or neighborhoods including: City Center, College Gardens, Dania Beach Heights, East Federal, Marine, Sun Garden Isles and West Bryan Road.

Boundary and Neighborhood Map



Background

The Dania Beach Community Redevelopment Agency (CRA) was created by the enactment of Broward County Resolution 2002-275 subsequent to a Finding of Necessity for Redevelopment, which was prepared in May, 2001. In 2004, the CRA Redevelopment Plan was finalized and approved by the County through County Resolution 2004-423. Resolution 2004-423 approved the CRA Redevelopment Plan and gave the City of Dania Beach the power to implement the Plan. The resolution also confirmed that the City and County entered into an Interlocal Agreement which provided for a time certain (2034) for completion of redevelopment activities and an assurance of partnerships between the City, CRA and Broward County for redevelopment.

Resolution 2004-423 delegated all powers designated by Chapter 163.330, Florida Statutes, also known as the Community Redevelopment Act of 1969 to the City with certain exceptions. The Resolution provided for Broward County to retain specific powers as follows:

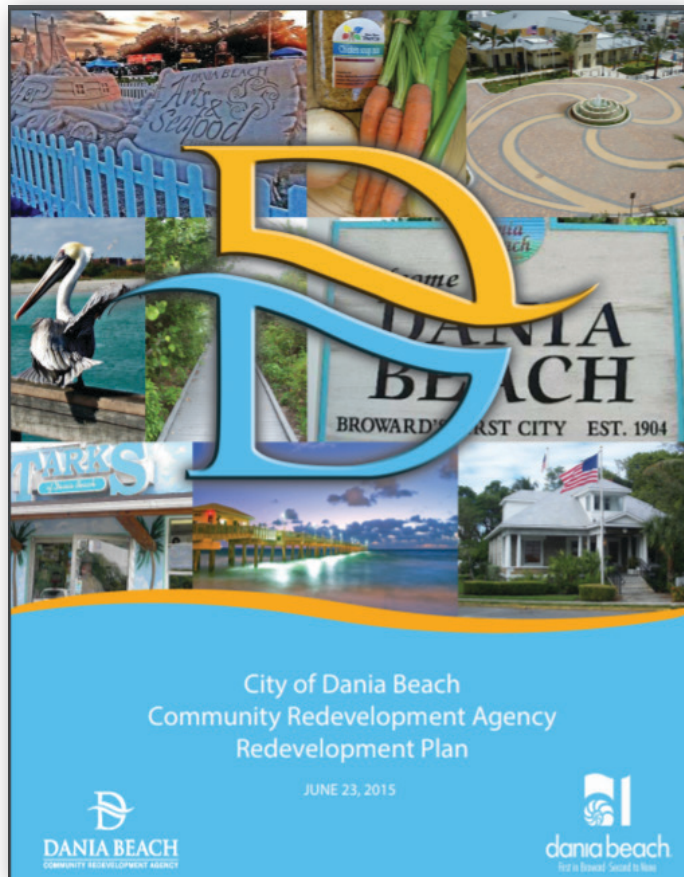
- A boundary change;
- An extension to the term of the Plan involving the continuing contribution by the taxing authorities beyond the original Plan adoption, as may have been amended; and
- A change to the Plan of such magnitude as would require a county or municipal land use plan amendment.

The Resolution also specified the County's method of funding for community redevelopment projects which would be predicated upon annual non ad valorem appropriations pursuant to the requirements of its Redevelopment Capital Program and as further defined in the Interlocal Agreement between the County and City. The Redevelopment Capital Program was funded from 2002 through 2007. In 2013, the Broward County Board of Commissioners replaced the Redevelopment Capital Program with the Broward Redevelopment Program, which is subject to funding on a competitive basis by the Board of County Board of Commissioners.

In 2008, the CRA conducted another Finding of Necessity to expand the boundaries of the CRA and include adjacent neighborhoods in need of redevelopment. In 2009, the Redevelopment Plan was modified and expanded the boundaries by 824 acres for a total of 1,349 acres through Resolution #2009-795. The resolution reaffirmed that there would be no tax increment payments from Broward County or other taxing authorities, with the exception of the City.

REDEVELOPMENT PLAN GOALS

The CRA Redevelopment Plan (CRA Plan) was updated in 2015 and builds on the strategies of the 2009 Plan. The goals in the CRA Plan include strategies that are both immediate and long term. Over the years, the CRA has focused on initiatives based on policy direction, existing conditions, available resources and staff capacity. Goals and guiding principles are supplemented by policy guidelines and implementation strategies in the CRA Plan as the basis for redevelopment activities, initiatives, programs and budget allocations.



Guiding Principles (CRA Plan - p. 2)

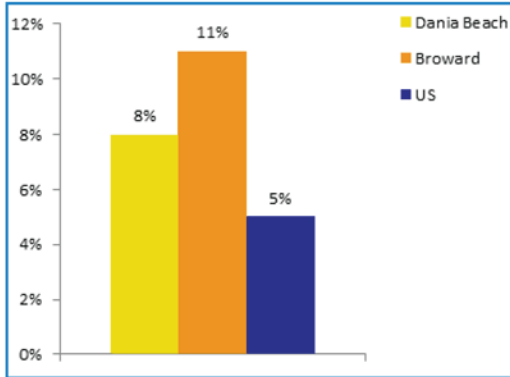
- The guiding principles of the CRA Plan include:
- Elimination of slum and blight;
- Improvement of the quality of life for current and future residents;
- Protection of the environment;
- Improvement of the economy through retention of current business and attraction of new business with a focus on expansion of the marine industry; and
- Making progress through public involvement and good governance.

Goals (CRA Plan - p. 3)

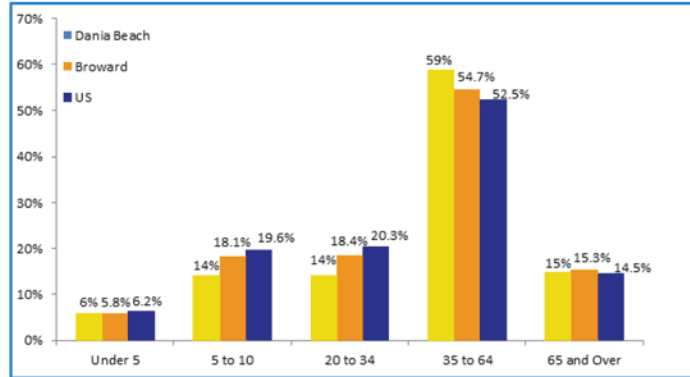
1. Enhance and reinforce the CRA Sub areas (neighborhoods).
2. Eliminate substandard housing and provide affordable housing alternatives.
3. Redevelop the CRA in a manner that is energy efficient and sustainable.
4. Attract targeted new industries and retain and expand core industries.
5. Enhance redevelopment activities through an active marketing strategy that supports redevelopment initiatives.

DEMOGRAPHICS

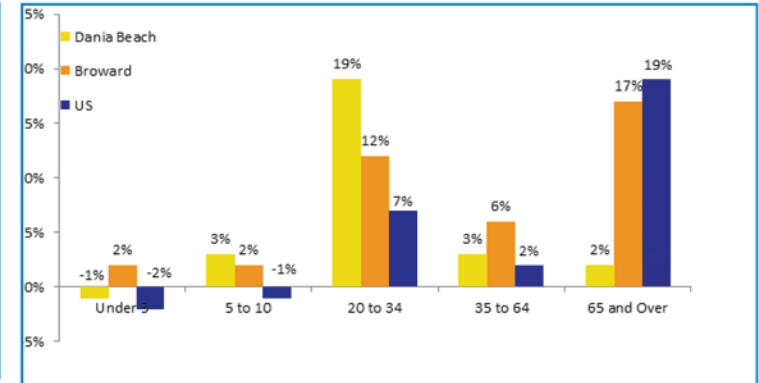
POPULATION GROWTH SINCE 2010



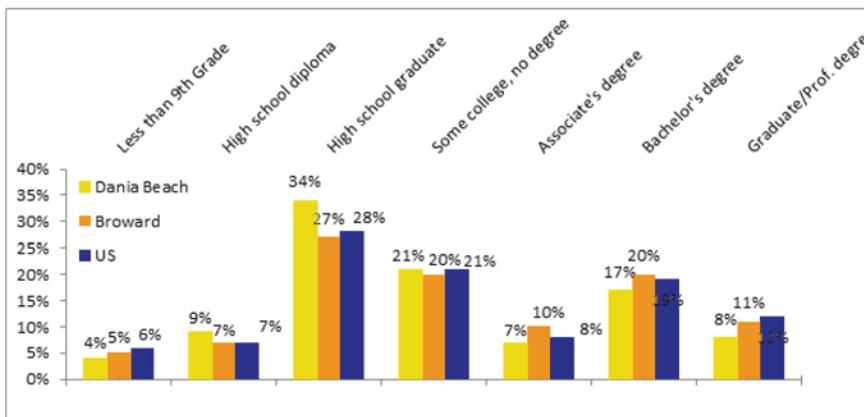
AGE GROUP DISTRIBUTION, 2016



AGE GROUP GROWTH RATES, 2010-2016



EDUCATIONAL ATTAINMENT, POPULATION 25 YEARS OR OLDER



AGE GROUP GROWTH RATES, 2010-2016

	Dania Beach	Broward	US
Household Growth (2010-2016)	-4%	1%	3%
Average Size	2.51	2.74	2.6
Family Households	54%	64%	66%
Average Size	3.28	3.44	3.2
Non-Family Households	46%	36%	34%
Average Size	1.44	1.31	1.24

BUSINESS ESTABLISHMENT GROWTH 2010-2016

BROWARD COUNTY	10%
DANIA BEACH	3%

TAX BASE AND TAXABLE VALUES

Tax Base

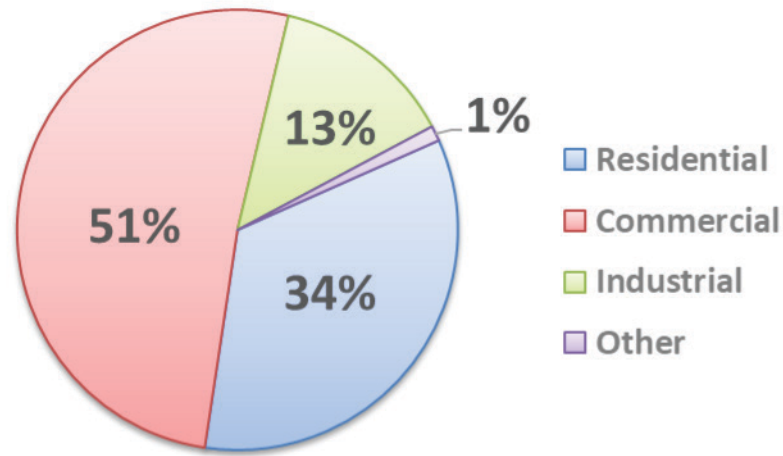
The following table provides a summary of historical taxable property values and incremental property values for the CRA as of January 1st of each year. While this report generally pertains to FY 2019 activity, the following section also includes FY 2020 property valuation data to highlight current trends. The CRA experienced positive tax base gains in FY 2020 due to strong growth in the commercial and residential market segments (36% and 11% growth respectively) including new construction values associated with Dania Point (see the Taxpayer Concentration table below: Dania Live 1748 LLC and Dania Live 1748 II LLC).

TAXABLE PROPERTY VALUES

TAX ROLL YEAR	FISCAL YEAR	TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	%CHANGE OVER PRIOR YEAR
2019	2020	1,017,542,200	21.1%	555,988,910	461,553,290	62.4
2018	2019	840,265,840	10.5%	555,988,910	284,276,934	39.1%
2017	2018	760,320,310	15.6%	555,988,910	204,331,400	100.9%
2016	2017	657,675,940	8.5%	555,988,910	101,687,030	102.7%
2015	2016	606,167,390	7.9%	555,988,910	50,178,480	735.6%
2014	2015	561,994,300	8.0%	555,988,910	6,005,390	116.8%
2013	2014	520,192,680	2.8%	555,988,910	(35,796,230)	28.3%
2012	2013	506,048,220	(3.1%)	555,988,910	(49,940,690)	(48.7%)
2011	2012	522,411,130	(6.9%)	555,988,910	(33,577,780)	(747.0%)
2010	2011	561,178,990	(15.0%)	555,988,910	5,190,080	(95.0%)

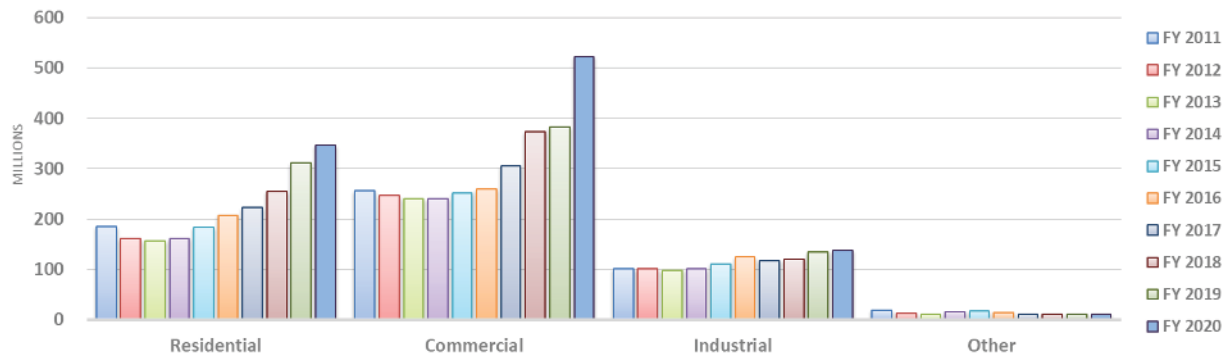
Taxable Values by Use Type

The segmentation of taxable values within the CRA highlights a diversified tax-base consisting of commercial, residential, and industrial use properties representing 51%, 34%, and 13% of taxable value respectively.



Taxpayer Concentration

An important analysis to consider when discussing property values pertains to taxpayer concentration, or more specifically, the percentage of total tax increment generated from the CRA's principal taxpayers. Taxpayer concentration is a measure of revenue risk for the CRA. A low taxpayer concentration indicates a diverse base of taxpayers and a stronger ability to adapt to the loss of any one taxpayer.



REDEVELOPMENT GOALS AND INITIATIVES

1. Residential Revitalization

- » Redevelopment Plan Goals
 - To Enhance and Reinforce the CRA Sub Areas
 - To Eliminate Substandard Housing and Provide Affordable Housing Alternatives
 - To Redevelop the CRA in a manner that is Energy Efficient and Sustainable

A. Affordable Housing Development & First-Time Homebuyer Program

Housing is a proven economic development tool. In order to address slum and blight in the residential areas of the Community Redevelopment Area, the Dania Beach CRA Board authorized the At Home Dania Beach Residential Revitalization Program in June 2018. The At Home Dania Beach Program is a comprehensive approach to transforming the residential housing landscape within the Community Redevelopment Area. The Program features several initiatives including affordable housing development, a first-time homebuyer program, and a residential beautification program. The primary goals of the At Home Dania Beach Program are to:

1. Remove slum or blighted conditions;
2. Create CRA area beautification;
3. Facilitate new development and redevelopment projects;
4. Attract private investment in the CRA area; and
5. Foster neighborhood pride.

The CRA planned and commenced the Affordable Housing Development and First-time Homebuyer Program initiatives to help address the shortage of affordable housing in the Redevelopment Area. The CRA utilized vacant residential lots conveyed by the City of Dania Beach via Broward County for the development of affordable infill housing with the objective of improving the existing housing stock within the CRA neighborhoods. These initiatives focus on low-to-moderate income households already residing in the City of Dania Beach. As a pilot program, the CRA, through multiple partnerships, initiated the development of six (6) single-family, 3 bedroom/2 bathroom homes with up to approximately 1,450 square feet.



Over a 3-month period, the CRA hosted a series of interest meetings and courses for potential homebuyers to complete the CRA's First-time Homebuyer's Education Certificate. In partnership with Housing Foundation of America, a not-for-profit

Housing Counseling Agency, the interest meetings and courses discussed key topics that the CRA determined were critical for the success of the first-time homebuyers participating in the Program. These topics included credit repair, financial literacy and saving, property upkeep and maintenance, and budgeting for monthly expenses. As part of the Program, the CRA announced plans to offer down-payment/closing cost assistance of up to \$20,000 to eligible first-time homebuyers. Over sixty (60) residents have expressed interest in the program.

The CRA led the pre-construction aspects of the affordable housing development project including surveying, architecture, plan development and permitting. In May 2019, the CRA conducted a ceremonial groundbreaking event at one of the six (6) parcels where the new single family homes were to be built. The ceremonial groundbreaking event incorporated development partners (Affordable Housing Development Solutions and Decota Construction), contributor (Stellar Communities), residents from the immediate community adjacent to the CRA-owned lots, potential homebuyers, elected officials, members from the business community and the general public. Local media also attended the event.

All six (6) of the affordable homes being developed through the CRA's initiative are under construction with project completion planned for May 2020. In light of the CRA's ongoing success with the Program, on May 28, 2019, the Dania Beach City Commission conveyed ten (10) additional parcels to the CRA to further implement housing development.

The CRA also hosted a Housing Forum initiated by Board member Bill Harris in collaboration with the CRA Board. The forum included panelists such as Bob Swidell of the Greater Fort Lauderdale Alliance, Luis Rolle of U.S. Housing and Urban Development; Ralph Stone of Broward County; and Kevin Greiner of Florida International University Metropolitan Center.



B. Residential Beautification



The appearance and condition of streets, buildings and open spaces tell the story of a community. For residential property, external appearance is typically referred to as curb appeal. Curb appeal refers to the attractiveness of the exterior of a residential property as viewed from the street. Curb appeal is often used as an indicator of the initial appeal of a property to prospective homebuyers and to characterize an entire neighborhood. Perceptions are made about neighborhoods based on the level of curb appeal displayed from home to home. The consistency of attractive homes in an area gives the perception that a neighborhood is safe, appealing and a great place to live. When there is investment in beautifying a residential property, it spurs a feeling of pride in the neighborhood, encourages home care and maintenance and increased property valuation for the whole neighborhood.

During fiscal year 2019, the CRA launched the Residential Beautification aspect of the At Home Dania Beach Program and provided homeowners an opportunity to improve and beautify their property. The purpose of the Residential Beautification Program is to assist homeowners with the resources needed to enhance the street-visible appearance of their property. This Program is offered to all income eligible households within the Redevelopment Area and consists of exterior painting and landscaping.

The CRA invested \$80,000 to provide exterior beautification and minor landscaping for 45 homes spanning various neighborhoods in the Redevelopment area. To accomplish this goal, the CRA partnered with Rebuilding Together Broward County (Rebuilding Together), a not-for-profit organization that organized a host of volunteers and participating companies including Better Homes & Garden Realty, Calvary Chapel Fort Lauderdale, Christian Life Center, Ultimate Software, United Way, the Miami Dolphins and Home Depot to implement the beautification project over an 11-month period. By partnering with a seasoned not-for-profit with significant expertise and experience in exterior residential renovations, the CRA brought the unit cost to roughly \$1,780 per home which reflects a savings of approximately \$700 per home.



Rebuilding Together Broward County was recommended and selected as a partner because of their mission to make a sustainable impact in the community by repairing homes, revitalizing communities and rebuilding lives. This organization is known for addressing quality of life issues by providing home repairs and improvements at no cost to the homeowner. Similar to the CRA Plan goals, policies and guidelines, Rebuilding Together Broward County endeavors to ensure the retention of low-income homeownership and improvement of affordable housing stock, health, safety and independence of vulnerable populations through community and neighborhood revitalization.

In addition to the contracted work, Rebuilding Together introduced special projects through their many volunteer and organizational partnerships and contacts. One project involved a painting and landscaping project in the Redevelopment Area for a cancer patient in conjunction with current players from the National Football League Miami Dolphins team.





C. TAP Grant: CRA Multimodal Pedestrian Safety Improvement Project

The CRA Multimodal Enhancement Project was envisioned by the CRA in 2014 when the CRA applied for the Transportation Alternative Program (TAP) grant through the Florida Department of Transportation. The TAP grant was awarded in 2016 for Fiscal Year 2019 through the Local Agency Program. This grant Program provides funding for programs and projects defined as transportation alternatives including the following:

- on-and off-road pedestrian and bicycle facilities;
- infrastructure projects for improving non-driver access to public transportation and enhanced mobility;
- community improvement activities and environmental mitigation;
- recreational trail program projects;
- safe routes to school projects; and
- projects for the planning, design or construction of boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways.

The program is administered by the Metropolitan Planning Organization (MPO) and the Florida Department of Transportation (FDOT).

The CRA was able to garner \$344,379 in TAP grant funding to substantially fund a multimodal enhancement project in the Redevelopment Area, specifically in the Sun Gardens Isles sub area. This grant funding reflects 75 percent of the project budget. The balance of the project (\$114,820) was funded through the City of Dania Beach for a total of \$459,199 for the entire project. The project scope included constructing stamped asphalt crosswalks, sidewalks and associated striping, signage and pedestrian improvements. This scope was intended to improve pedestrian safety while increasing the aesthetics of the residential neighborhood with much needed streetscape infrastructure. Residential revitalization in the form of streetscape infrastructure is a great way to increase the taxable value of existing housing as well as attract investments for new housing development.

During Fiscal Year 2019, the CRA participated in the bid solicitation for this project which was awarded to Sagaris Corporation in July 2019. The project has moved passed the planning and pre-construction phase and is currently being executed with the assistance of R. J. Behar and Company, acting as the owner's representative. The CRA Multimodal Pedestrian Safety Improvement Project is scheduled to be completed by May 2020.

2. PATCH Urban Farm & Market

» Redevelopment Plan Goals

- To Enhance and Reinforce the CRA Sub Areas
- To Redevelop the CRA in a manner that is Energy Efficient and Sustainable
- Enhance redevelopment activities through an active marketing strategy that supports redevelopment initiatives.

A. PATCH Activities

The People's Access to Community Horticulture (PATCH) is an urban farm and market garden that offers monthly activities and educational programs, workshops, volunteer opportunities and child-friendly activities throughout the year. Opening in 2012, the 1.6-acre garden is an innovative way to reuse vacant land and improve quality of life by providing green space and access to healthy non-GMO food in a clean, safe, family-friendly environment. The PATCH provides local jobs, vocational training, education, and structured volunteer opportunities in the agricultural industry. The PATCH also serves as a marketing tool and attraction for the Redevelopment Area.

Farm visitors witness the cycle of growing food from the ground up, and the benefits of enjoying fresh vegetables from farm-to-table. Activities highlight and continually demonstrate the benefits of local farming and access to healthy foods in an effort to help prevent and fight illnesses like diabetes and hypertension which there are high instances of in the Redevelopment Area.

PATCH workshops featured a range of topics from seeding, aromatherapy, and permaculture to composting, beekeeping and vegan cooking. Four hundred (400) people attended the workshops during the fiscal year. The CRA appreciates the support provided by volunteers primarily from the Hands on Broward volunteer organization. Volunteers represent a vital labor force at the PATCH. During fiscal year 2019, eight hundred seven (807) volunteers provided two thousand four hundred twenty-one hours (2,421) of volunteer time. These volunteers provide significant support for the CRA's three-person part-time PATCH staff.



B. Grants

The PATCH enhanced and expanded activities through two (2) grants: a \$248,871 fiscal year 2018-2020 grant from the United States Department of Agriculture (USDA) through the Farmers Market Promotional Program, and a fiscal year 2019-2020 grant from the Frederick A. DeLuca Foundation in the amount of \$59,500.00. Both grants provided funds to enhance marketing the PATCH through education, workshops, collateral, demonstrations and a mobile market concept to bring local fresh food to underserved communities and food deserts in Broward County.

Guided by USDA grant objectives, CRA grant consultant Sharon Yeago, worked with the University of Florida's Institute for Food and Agricultural Sciences to develop a training curriculum on best practices for farmers' market viability and vibrancy. This was done to help recruit and develop a Sustainable Urban Grower Program. Sixteen (16) participants graduated from the Program.

The CRA secured additional funding for marketing and a PATCH mobile market trailer through the Frederick A. DeLuca Foundation grant. The CRA began procurement of the trailer which is to be outfitted with the equipment needed to process and prepare fresh food products for more people to enjoy and to reduce waste and shrinkage from the PATCH and other farms. The mobile market trailer allows the CRA to facilitate a more sustainable future for the Mobile Market operation by reaching more people at more locations.

C. Mobile Market

In 2018, after investigating the viability of various sites, the CRA's PATCH completed a Mobile Market Pilot Program. In fiscal year 2019, based on information gathered from the Pilot Program experience, the PATCH officially began a rotating mobile pop-up market program bringing locally grown, healthy and nutritious produce to food deserts in six (6) neighboring communities in Broward County. In addition to supplying non-GMO vegetables, fruits and herbs directly to underserved areas, the market also serves as an educational platform on healthy eating and attracts new business to the Dania Beach PATCH.



With grant funding from the United States Department of Agriculture (USDA) Farmers Market Promotion Program (FMPP) and the Frederick A. DeLuca Foundation, the pop-up mobile market serves communities in the Broward Municipal Services District (BMSD), Fort Lauderdale, Hallandale Beach, and North Lauderdale. These sites were considered the best locations for rotating mobile markets based on mobility and connectivity conditions and local demographics.

In fiscal year 2019, twenty-nine (29) markets were held to achieve the goal of providing affordable locally grown produce to the underserved communities in these cities. Approximately 1,086 people visited and purchased produce from the mobile market. Chef demonstrations are also a major attraction at the mobile markets and popular PATCH-in-a-bag recipes provide examples of healthy dishes to improve community health and wellness. Consumers purchase the bag which includes ingredients and recipes.

The pop-up mobile market through its connection with the PATCH, is able to offer discount SNAP/EBT benefits to consumers who can therefore purchase locally grown produce at extremely reasonable prices. Through the pop-up markets, the Dania Beach CRA promotes an environmentally and economically sustainable urban farming system, and has created a network of community contacts all dedicated to educating the public on securing healthy food sources of naturally grown vegetables.

In July 2019, the CRA Board Chair presented a Certificate of Appreciation to each mobile market location leader to show the CRA's gratitude for their decision to participate and showcase the critical role they play in offering food security. It also helped to encourage their continued partnership and foster goodwill. Several municipalities and private organizations have since reached out to be included in our programming.



3. Redevelopment

- » Redevelopment Plan Goals
 - To Enhance and Reinforce the CRA Sub Areas
 - To Redevelop the CRA in a manner that is Energy Efficient and Sustainable

A. Broward Redevelopment Program Grant

In June 2017, the CRA applied for a reimbursable grant through the Broward Redevelopment Program (BRP) for the Trion project. The CRA applied for the grant to stimulate economic development and redevelopment by funding the public improvements supporting the project. The Trion is planned to be a 340-unit mixed-use development at the highly-traversed corner of East Dania Beach Boulevard and Federal Highway. The development will include approximately 13,000 square feet of ground floor retail space and create forty (40) part-time and full-time jobs.



On March 5, 2019, Broward County awarded the CRA the BRP grant in the amount of One Million Dollars (\$1,000,000.00). The public improvements to be funded include a passive park with exercise equipment, fountain and streetscape elements like wide sidewalks and buried utilities, benches, landscaping, etc. The CRA's investment in this project will yield over Seventy-Five Million Dollars (\$75,000,000) worth of investment for the entire project. This level of investment will increase the taxable value of the Redevelopment Area and generate revenue for years to come.

In order to move forward with the grant award, an Interlocal Agreement with Broward County is required to be executed within one year of the grant award. The CRA provided Broward County with the required site plan documents that detail the public improvements and facilities (public park, streetscape and fountain) that will be part of the project. Broward County requested a Declaration of Restrictive Covenant with the developer, Merrimac Ventures, to ensure that the public improvements are open to the public year-round. After an Interlocal Agreement with Broward County is finalized, the CRA will develop an Agreement with Merrimac Ventures in order to define the funding relationship and payment process between Broward County, the CRA and the developer. Ultimately, this project will help to encourage development within the downtown corridor, particularly stemming to the east on East Dania Beach Boulevard.

B. City Center Redevelopment

Over the past few years, the Community Redevelopment Agency (CRA) Board has, through Requests for Qualifications, sought interest from the development community to redevelop in the Downtown City Center at the City Hall site. Previous Requests for Qualifications were not guided by

an intensive process of community engagement and stakeholder involvement and had not yielded an actionable plan, proposal or agreement for redevelopment of the City Hall site.

At the May 2018 CRA Board meeting, the CRA Board approved an Interlocal Agreement with Florida International University Metropolitan Center (FIU) for an Economic Analysis and Community Charrette to serve as a guide and foundation for determining the feasibility of and process for redevelopment of the City Hall/City Center site. FIU completed the economic analysis and subsequently conducted a Developer Focus Group and Community Charrette in July 2018, collectively drawing over 130 residents, business owners and developers. FIU was also tasked with completing a City Center Action Plan as part of the Community Charrette Report. In October 2018, the CRA Board adopted the City Center Community Charrette and Preliminary Action Plan Report, and authorized the advancement of a public private partnership development initiative for the City Center project.

In December 2018, the CRA Board authorized a tri-party agreement with the City of Dania Beach and Colliers International South Florida, LLC for Real Estate Brokerage and Lease Management Services relating to the City Center Redevelopment project. CRA staff and City staff met with Colliers International South Florida, LLC to prepare an Offering Memorandum as the Request for Proposal (RFP) for the project named The First at Dania Beach. The CRA Board supported the advertisement of Request for Proposals (“RFP”) No. 19-006 “City Center Redevelopment Opportunity Public Private Partnership” which was advertised on March 15, 2019. The bid opening was held on June 13, 2019. Three (3) bidders submitted their respective bids. One local, one national and one international organization submitted proposals. The three bidders that submitted proposals were Armada Hoffer Properties/Capital Group (Dania Beach City Center LLC to be formed); OHL Infrastructure, Inc. (Dania Beach Development Partners); and New Urban Communities.

MIXED-USE DEVELOPMENT OPPORTUNITY
PUBLIC PRIVATE PARTNERSHIP

The First At Dania Beach

DANIA BEACH
SEAT LINE IT LOVE IT

Destinations	Distance
Dania Pointe	.65 Miles
FLL Airport	1.8 Miles
Beach	2.1 Miles
Port Everglades	3.5 Miles
Downtown FTL	5.3 Miles
Miami	19 Miles

Colliers International, on behalf of the City of Dania Beach and the Community Redevelopment Agency (the City), is pleased to present the opportunity to re-develop the approximately six and one half (6.5) acres City Center Site. The City is willing to contribute the site as part of an overall Public Private Partnership (“P3”) plan. The Site was recently appraised at \$12,310,000. The site currently consists of the existing City Hall Building of approximately 29,000 SF together with a 440 space parking structure that is able to be expanded to 660 spaces by adding two floors. The City is seeking to create a new City Hall and commercial complex as part of an overall vision to stimulate development in the City’s “Urban Core”.



C. Broward County Loan to Grant Conversion

Under Broward County's previous Redevelopment Capital Program (RCP), Broward County provided funding to CRA's that do not receive tax increment financing from Broward County. In 2009 and in subsequent years, in an effort to encourage redevelopment, Broward County provided funds to Dania Beach through the RCP in the form forgivable loans. The loan funds could be used for redevelopment projects or programs and could convert to a grant with the demonstration of an increase to the taxable value of the original Redevelopment Area. Four RCP loan agreements were entered into for a total of \$5,338,899. With the funds secured, the CRA embarked on the redevelopment of major infrastructure in the downtown to lay the foundation for future development of a City Center.

The loans were used to develop the municipal parking garage including costs for land and a security system. Through the CRA's marketing and business attraction initiatives, a number of major developments were initiated in the CRA area to clearly demonstrate an increase in the tax base as required by Broward County. Major developments were the Casino at Dania Beach improvements, The Place at Dania Beach and the Holiday Inn Hotel. In fiscal year 2018, the CRA converted \$2,842,008 in loan funds to grant funds for the first loan-to-grant conversion request for three (3) of the four (4) loans.

Broward County's share of revenue generated by the net increase in the tax base was \$2,842,008. This was greater than the sum of the three loan balances which totaled \$2,747,990. This left a surplus of \$94,018 available to be applied to the last outstanding loan. During fiscal year 2019, the CRA submitted a second loan-to-grant conversion request to reduce the loan balance of \$2,590,909. With Redevelopment Area projects such as Hotel Morrison, Wyndham Garden Hotel, the Comfort Inn, Mega Yachts, the Holocaust Documentation Center, and other residential projects in the CRA, the CRA was able to convert an additional \$1,875,015 in loan funds leaving a remaining balance of \$621,876. This is a strong indication of recent economic development and growth in the original Redevelopment Area which does not include Dania Pointe. With forthcoming projects like the Tru Hilton, the CRA is poised to convert additional loan funds to grant funds.

4. Business Retention

- » Redevelopment Plan Goals
 - To Enhance and Reinforce the CRA Sub Areas
 - To Redevelop the CRA in a manner that is Energy Efficient and Sustainable
 - Attract targeted new industries and retain and expand core industries

A. Commercial Property Improvement Grant Program

The Dania Beach CRA's Commercial Property Improvement Grant Program is an incentive program available to businesses located within the CRA priority area along US-1/Federal Highway and Dania Beach Blvd from SW 5th Avenue to Gulfstream Road. The purpose of the Program is to substantially improve the visible appearance and street presence of properties as well as enhance the functionality of businesses within the CRA priority area. Through this Program, the CRA provides local businesses with a grant up to \$20,000, subject to a minimum 30% match requirement. Grant funds are used to reimburse property owners and tenants for exterior improvements such as painting, landscaping, lighting, façade improvements, windows, doors and parking lot improvements. The grant Program encourages businesses to invest additional private funds to enhance the project and therefore increase the assessed value and aesthetics.

In fiscal year 2019, the CRA dedicated \$57,486 for two (2) local businesses: Alex's Flamingo Commercial Plaza and The Fish Grill Restaurant through the Commercial Property Improvement Grant Program. Alex's Flamingo Commercial Plaza proposed to perform \$161,000 worth of exterior improvements to their existing two (2) properties spanning 300 linear feet along Federal Highway. This property is home to the newly opened 3 Sons Brewing Company restaurant and bar. The project was awarded \$40,000 (\$20,000 for each parcel). Proposed improvements for Alex's Flamingo Commercial Plaza include exterior paint and parking lot improvements including new asphalt and striping. The property owner also plans to install new impact windows in addition to the grant-related improvements.

The Fish Grill Restaurant proposed to perform \$25,000 worth of exterior improvements to their restaurant along S. Federal Highway and was awarded \$17,486 in grant funds through the Commercial Property Improvement Program. Proposed improvements for The Fish Grill Restaurant include a new roof, new signage and adding exterior landscaping. Both projects are scheduled for completion during fiscal year 2020.

The bids/proposals were evaluated by the evaluation committee at three evaluation committee meetings. Armada Hoffer Properties/Capital Group ranked highest and was recommended to the Dania Beach City Commission to enter into negotiations for a developer agreement for the Project. In August 2019, the Dania Beach City Commission authorized the creation of a negotiation team and negotiations with Armada Hoffer Properties/Capital Group are currently in-progress.

It is expected that the City Center Project may yield over One Hundred Million Dollars (\$100,000,000) in investment and include public facilities, parks, office, housing, retail, and open space. This level of investment could transform the downtown area, cultivate additional private investment and economic development, create jobs, provide a modernized and accessible customer/resident experience, streamline governmental operations and enhance quality of life with cultural and spaces.

Alex's Flamingo Commercial Plaza Before

Proposed improvements for the Alex's Flamingo Commercial Plaza include:

- new exterior paint;
- new impact windows; and
- parking lot improvements including new asphalt and striping.



Alex's Flamingo Commercial Plaza Proposed Work



B. Business Outreach

As a best practice, business retention activities should account for a large portion of any sustainable economic development program as it is more efficient to retain an existing business than to attract a new one. As a key component of achieving the CRA's Economic Development goals set forth in the Redevelopment Plan, the CRA serves as a major local networking hub for retaining and attracting local businesses. The CRA plays a very active role in providing up-to-date local economic development related information to the public and business community. The CRA also serves as a connector for land owners and developers, real estate professionals and buyers, business owners and government officials and employers and the potential employees.

During fiscal year 2019, the CRA visited twenty-three (23) local businesses within the Redevelopment Area. During these visits, CRA staff discussed the company's services, potential job announcements, the role of the CRA, and the importance of the company's local economic impact to the CRA and surrounding areas. Business outreach visits are a key component of building and maintaining the CRA's local business database, which is used as a tool to interact with local businesses and communicate pertinent announcements and information. These visits also provide valuable information on the availability of job opportunities. The CRA is able to assist businesses by posting local jobs through the CRA's social media platforms. The CRA uses these business outreach opportunities to promote the Commercial Property Improvement Program as well as Broward County's Small Business Certification Program.

C. Business Luncheon

In January 2019, the Dania Beach CRA held its 3rd annual business luncheon at American Maritime Officer's (AMO) Training Center in the Redevelopment Area. The CRA's Annual Business Luncheon was developed as a key economic development event to foster business outreach, retention, and expansion in the City. All City of Dania Beach business owners are invited to attend and participate in this luncheon event to network and learn from subject matter experts about future developments and business opportunities in the City and surrounding community.

The marine industry is one of the CRA's targeted industries and therefore the 3rd annual luncheon focused on topics and businesses in that area. The CRA's Executive Director, Rickelle Williams, spoke about the ongoing development trends within the CRA and also served as a moderator of panelists that included key leaders in the marine industry. The panel discussion surrounded the current and future demand for the marine industry and training the next generation of workers within the industry. The keynote speaker for the event was Phil Purcell, the CEO and President of the Marine Industry Association of South Florida (MIASF). He discussed the regional trend and projected growth within Broward County's marine industry. The panel featured James Brewer, Business Development Director for Derecktor Shipyards; Captain Ted Morley, Chief Operating Officer for Maritime Professional Training; and Captain Gerald C. Pannell, STAR Center Director at the AMO.



5. Business Attraction

- » Redevelopment Plan Goals
 - Attract targeted new industries and retain and expand core industries

A. Spirit Airlines (Project Magic): Qualified Targeted Industry Incentive Program



Economic development incentives are a key tool for CRAs. Many businesses seeking to relocate their business to an area often inquire about financial incentives from all levels of government. The CRA was able to collaborate with public and public-private entities to secure a major business relocation to the Redevelopment Area. Since 2010, the CRA has been an active member of the Greater Fort Lauderdale Alliance. The Alliance is the primary economic development organization for the Greater Fort Lauderdale and Broward County area, with a focus on creating, attracting, expanding and retaining high-wage jobs and capital investment in high value targeted industries, developing more vibrant communities, and improving the quality of life for our area's citizens.

As members of the Alliance, the CRA participates in various programs, meetings, trainings and initiatives that serve to enhance economic development and investment in the City of Dania Beach. In July 2019, the

CRA met with the Alliance and Broward County to discuss the potential for Spirit Airlines (Project Magic), a major transportation and logistics company, to relocate to the Redevelopment Area at the Dania Pointe site which is a 106-acre mixed-use development site. The relocation is slated to bring 225 new high wage jobs at one hundred fifty percent (150%) of the Broward County average annual wage and capital investment of approximately \$250,000,000 for a new headquarters, simulation training center, operations facility and corporate housing facility. Spirit Airlines will also bring 1,000 existing jobs from Miramar, FL to Dania Beach. In order to solidify and finalize the relocation, the Project required economic development incentives in the form of local support from the public sector.

In September 2019, the CRA partnered with Enterprise Florida, Inc./Florida Department of Economic Opportunity and Broward County Office of Economic and Small Business Development to provide an incentive package for Spirit Airlines where the CRA offered local support of ten percent (10%) in the amount of \$135,000 in installments over an eight-year period from Fiscal Year 2023 through Fiscal Year 2030. Since the CRA does not currently receive tax increment financing from Broward County, the County offered to match the CRA's ten percent (10%) contribution. The State of Florida will contribute eighty percent (80%) in the amount of \$1,080,000.00 over the same period.

Later in the following fiscal year, the CRA also committed to match the Broward County Direct Cash Job Creation Incentive grant in the amount of \$225,000.

B. Business Inquiries

A significant portion of CRA economic development activities includes addressing inquiries from business owners, developers and real estate professionals. The CRA receives inquiries related to Opportunity Zones; tax credit incentives; local and state economic development incentive programs; housing and residential programs; land-use and zoning; and holistic development activity and trends. The CRA utilizes local real estate inventory software to determine the availability of commercial land and property for interested buyers and tenants looking for a place to relocate or expand their business operations. In fiscal year 2019, the CRA corresponded with fourteen (14) companies seeking relocation assistance to move their business to Dania Beach.

6. Marketing

- » Redevelopment Plan Goals
 - Enhance redevelopment activities through an active marketing strategy that supports redevelopment initiatives.



South Florida Business Journal

- Paid Circulation -- 9,891 affluent top business leaders



Gold Coast Magazine

- Monthly circulation - 25,000
- Monthly Print Readership - 278,000
- Digital Edition Page Views - 34,900

Travel Host Magazine

- In 18,000+ hotel room, 96 prestigious condominium buildings and 11 marinas
- Issue readership --200,00

A. Rebranding Initiative

Based on the CRA's long and successful history of promoting and marketing Dania Beach, in fiscal year 2018, the City Commission requested that the CRA manage the City rebranding initiative. The initiative began to take shape with a focus on internal and minor external collateral and signage. However, in fiscal year 2019, the CRA managed the procurement of services to amplify the initiative. During this time, the CRA managed a capital project to design, plan and replace many facility signs and logos including the City's water treatment tank, City Hall building and Public Services facilities. The CRA also managed the design and permitting process for park, neighborhood and six entryway signs to be installed in fiscal year 2020.

In addition, a major aspect of the rebranding initiative was public relations and advertising in order to boost the perception of the City and its positive and unique attributes. The overall objective of this element was to increase awareness of Dania Beach's new branding through creative advertising campaigns, web presence and social media initiatives. Ads were placed in Travel Host magazine, the Sun-Sentinel, Gold Coast magazine, the South Florida Business Journal and City and Shore magazine. Working with Mad4Marketing, the CRA successfully introduced the City's new brand out into the community through a target campaign including digital ads, print-ads, and out-of-home placements such as buses, bus shelters and billboards.



Through these efforts, the CRA offered guidance on search engine optimization best practices for the City to enhance organic reach on web browsers by internet users. The advertising and marketing campaign yielded the following results over a one-year period from December 2018 through November 2019:

- Traffic increased 25% for Users and 37% for New Users (Nov 2019 vs Nov 2018).
- Search impression and clicks went up dramatically for top pages and terms. November 2019 impressions were over 635,619 compared to 320,000 in May 2019.
- Organic Search traffic is the dominant form of traffic to the website from July 2019 to November 2019 reflecting a 7.75% increase over the same period in 2018.
- Referral traffic went up as a result of digital ads we have run that link back to the website, and social visits have also seen an increase.



B. Grand Openings and Ground Breakings

The Dania Beach CRA is pleased to have one of South Florida's largest mixed-use developments within its boundaries. Dania Pointe, a 102-acre premiere mixed-use development, is one of the region's largest open-air lifestyle destination centers.

In 2015, developer Kimco Realty began work on what has become a transformational project for the Redevelopment Area. Dania Pointe reflects many years of visionary leadership by the CRA Board and the Dania Beach City Commission. Upon completion, Dania Pointe will incorporate over 100 national and local retailers, restaurants and entertainment venues in addition to office buildings, residences and hotels.



During fiscal year 2019, the first phase of the development ran in concurrence with the Dania Beach Rebranding Initiative managed by the CRA. Dania Pointe has since presented itself as a staple for residents and visitors. Dania Pointe retailers and restaurants hosted several ribbon-cuttings and groundbreakings in collaboration with the Dania Beach Chamber of Commerce, City of Dania Beach and the Dania Beach CRA during the fiscal year. The CRA celebrated the groundbreaking of Avery Dania Pointe – an exciting luxury rental opportunity featuring 264 residences in an architecturally stunning eight-story building set in the heart of Dania Pointe. Other ribbon-cutting ceremonies and groundbreakings were also celebrated including those for TooJays, Brandsmart, Hobby Lobby, TJ Maxx, Ulta Beauty, Five Below and PDQ. The Dania Beach CRA looks forward to the continued partnership with Dania Pointe as a major developer in the Redevelopment area and sponsor of the CRA's Dania Beach Arts and Seafood Celebration.

C. Arts and Seafood Celebration



In March 2019, about nineteen thousand fans from across South Florida's tri-county area enjoyed the award-winning, tremendously successful and popular Dania Beach Arts and Seafood Celebration. This signature event which started in 2013, has been an economic development marketing tool designed to introduce residents and visitors to the positive influence, resurgence and revitalization of downtown Dania Beach. The CRA invests in this event because it provides a unique targeted opportunity for exposure of Dania Beach as a growing destination city in the forefront of cultural development and business development opportunities. The event highlights Dania Beach's position as a premier location for new businesses and residents alike in South Florida.

More than 100 volunteers donated their time and talent to show true Dania Beach hospitality to the thousands who patronize the event. The Arts and Seafood Celebration has collectively attracted over 120,000 visitors during its first seven years and won 36 Florida Festival and

Events Association State Awards, making it a top contender in the entire state of Florida. Its appeal comes from being a family-friendly community event. Event attendance is fueled by traditional promotion and a strong social media presence with over 228,000 total impressions on our social media posts. Of nearly a quarter-million views, over 93,000 of them were viral as people shared their excitement about the Dania Beach event. In addition, the event garnered 24,967 website page views in 2019, a 131% increase from 2018.

The 2019 installment of this event was executed with a 60 percent increase in revenue and a 40 percent decrease in net operating costs as compared to 2017. The economic impact of this annual event is evidenced by increased public awareness of who and where we are as a city strategically located minutes from major Florida transportation and entertainment centers. Some of the largest city developers and entities sponsor the event and partner with the CRA to get their message out to attendees. Continued collaboration with our sponsor partners, creative arts community, non-profit organizations and the people of Dania Beach will enable the CRA to continue this signature event and promote economic development and marketing for the Dania Beach's growth and success.





D. Dania After Dark & Art in the Hall



Dania After Dark (DAD), a monthly street festival presented by the Dania Beach CRA was established to create a sense of place and community space for Dania Beach residents, businesses and visitors to enjoy family-friendly entertainment in the heart of downtown Dania Beach. DAD is held at the existing City Hall site which is proposed to be developed as the new Dania Beach City Center. This CRA event is actually setting the stage for a proposed arts and entertainment area in the heart of downtown Dania Beach which should foster business development and the enhancement of existing businesses in the area.

DAD is held on the second Saturday of each month showcasing all forms of art and craft, music, food and culture. In fiscal year 2019, eleven installments were held. About 2,500 patrons attend DAD monthly and enjoy the offerings of 40 tented vendors and 10 to 12 food trucks. Some favorite features of the event are the kids' corner which usually features do-it-yourself art projects and games. For art aficionados, a live art piece is produced on site by a South Florida artist at each installment. Nonstop music from bands and disc jockeys plays throughout the event from 5:00 pm to 10:00pm and is a main attraction as patrons relax on the greens and enjoy Dania Beach's hospitality. DAD is produced by the CRA in partnership with special events producer Atlantic Studios.

DAD's monthly outdoor activity is complimented by Art in the Hall, presented by Dania Beach Creative Arts Council Advisory Board (CAC). The CRA has supported and liaised with the CAC board since its inception in 2012. The CRA supports the CAC's mission to attract private and public support to develop a portfolio of arts and culture initiatives that increase community vitality, spur economic growth and enhance tourism in Dania Beach. Each month the CAC hosts Art in the Hall which features a full art show located in the City Hall atrium. The CAC also invites the Dania Beach Community and visitors to experience all forms of art both static and performance art. Easy musical stylings and dance routines by a diverse group of performers are highlights of the event. The CAC's Art in the Hall event is held simultaneously with DAD and they work to showcase artists who have never shown before, exposing them to the community and getting that much-needed feedback on their work.

These CRA's marketing strategy and efforts are intended to inspire community pride, promote Broward County's first City and be a harbinger of our highly anticipated goals for the City.

7. Florida Department of Economic Opportunity: Special Districts Accountability Program





PERFORMANCE DATA

The following section provides performance data in accordance with F.S. §163.371 as of September 30, 2019 (most recent data available).

- F.S. §163.371
- Total number of activities started and completed and the estimated cost for each activity;
- Total expenditures from the Redevelopment Agency Trust Fund;
- Original assessed real property values within the boundaries of the CRA as of the creation date (base year);
- Total assessed real property values of property within the boundaries of the CRA as of January 1 of the reporting year;
- Total amount expended for affordable housing for low-income and middle-income residents; and
- A summary indicating Redevelopment Plan achievements. Within the framework of this data, the redevelopment activities are categorized by achievement.

Dania Beach Community Redevelopment Agency

Florida Department of Economic Opportunity Special District Accountability Program ID

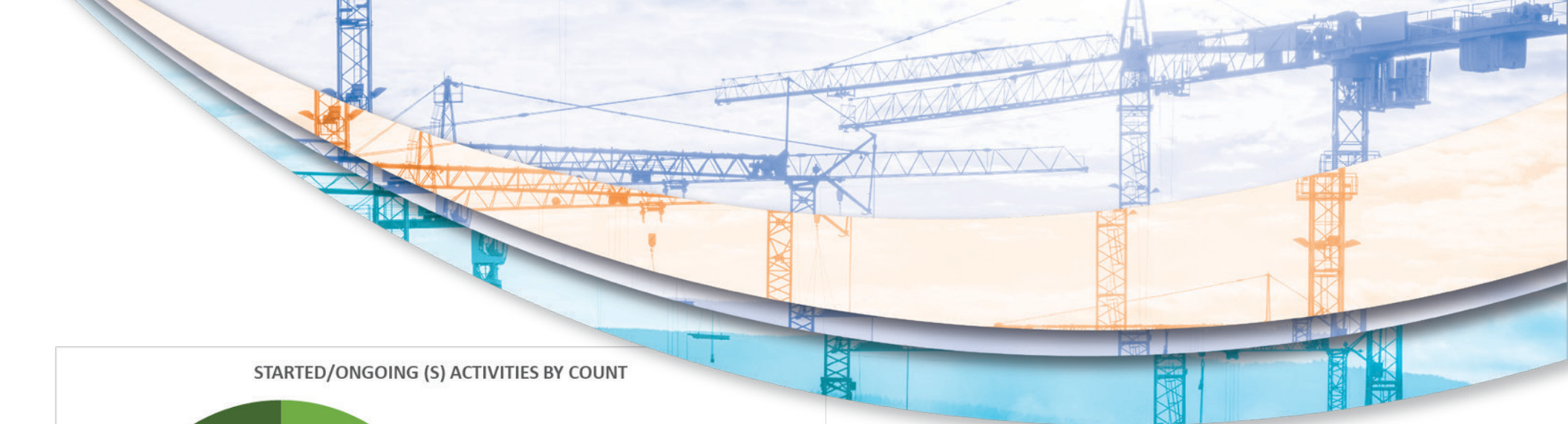
1827

Registered Agent	Ms. Rickelle Williams
Mailing Address	100 West Dania Beach Boulevard Dania Beach, FL 33004
Office Address	
Telephone	(954) 924-6801
Fax	(954) 921-2604
Email	rwilliams@daniabeachfl.gov
Website	www.DaniaBeachCRA.org
County(ies)	Broward
Local Governing Authority	City of Dania Beach
Date Created / Established	Tuesday, June 25, 2002
Creation Documents	City Ordinance 2002-032
Board Selection	Identical to Local Governing Authority
Authority to Issue Bonds	Yes
Revenue	Municipality Contributions
Most Recent Update	Tuesday, October 23, 2018

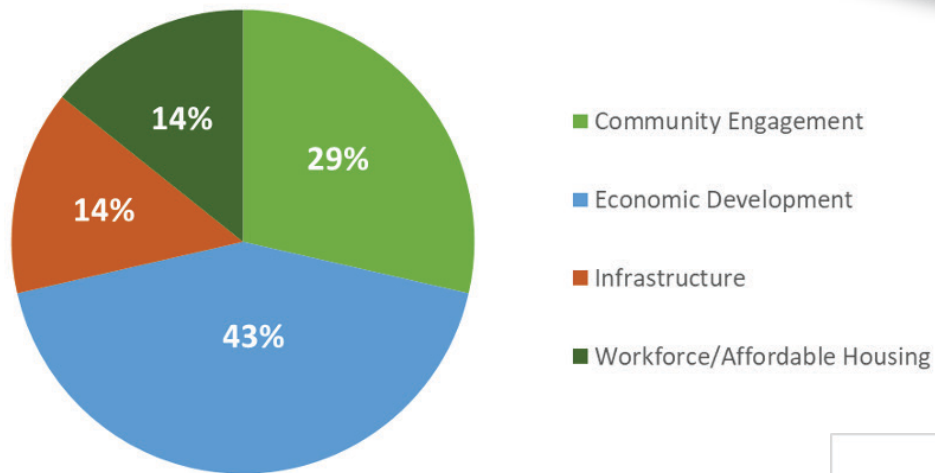
Total number of Activities started and/or ongoing	7
Total number of Activities completed	2
Current Year Taxable Value in CRA	\$ 1,017,542,200.00
Actual expended from Redevelopment Trust Fund	\$ 1,924,530.00
Base Year Taxable Value in CRA	\$ 555,988,910.00
Current Year Tax Increment Value	\$ 461,553,290.00
Total amount expended for low and middle income affordable housing	\$ 75,443.00

The following is a summary of this community redevelopment agency's achievement of its redevelopment plan's goals.

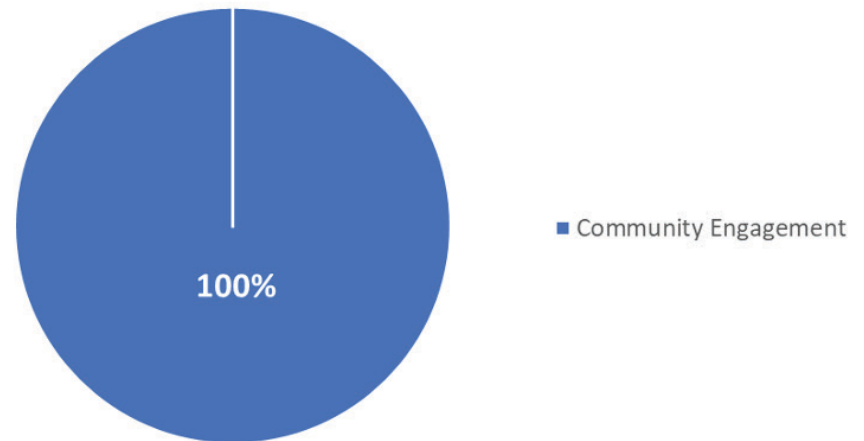
ACHIEVEMENT	CRA Plan (Section 9)
Economic Development	9.1, 9.2, 9.3, 9.4, 9.5
Community Engagement	9.1, 9.4, 9.5
Infrastructure	9.1, 9.4, 9.5
Affordable Housing	9.2

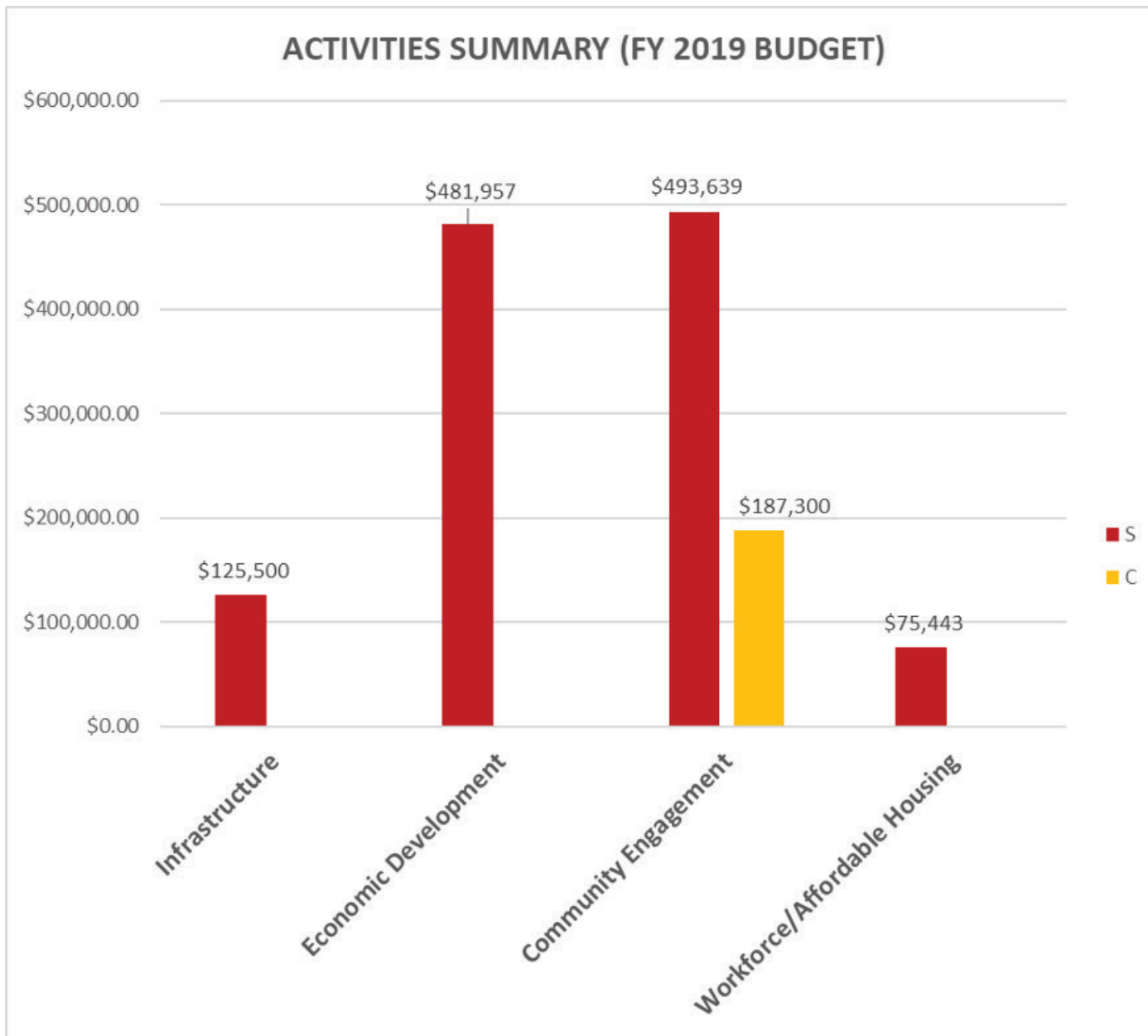


STARTED/ONGOING (S) ACTIVITIES BY COUNT



COMPLETED (C) ACTIVITIES BY COUNT







FINANCIAL STATEMENTS

The CRA Annual Report for the fiscal year ending September 30, 2019, has been prepared in accordance with F.S. §163.371 and 163.387(8).

- F.S. §163.371

This Annual Report has been prepared in accordance with F.S. §163.371 including a financial statement setting forth its income/expenses.

- F.S. §163.387(8)

Within the context of Financial Reporting, the Dania Beach Community Redevelopment Agency is considered a component unit of the City of Dania Beach and is included in the Comprehensive Annual Financial Report (“CAFR”). Specifically, the CRA Redevelopment Trust Fund is reported as a Major Fund within the CAFR.

The Financial Statements included herein are sourced from the City’s CAFR for the fiscal year ending September 30, 2019. The CAFR is currently under its annual independent audit review and will be issued within State mandated timelines. Once issued, copies can be obtained electronically from the City’s website at:

<https://daniabeachfl.gov/2492/Budget-Financial-Reports>

CITY OF DANIA BEACH, FLORIDA
BALANCE SHEET (UNAUDITED)
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019

	Community Redevelopment Agency
ASSETS	
Current Assets:	
Cash, cash equivalents and investments	\$ 760,190
Receivables, net:	
Franchise, utility and other taxes	15,500
Property held for sale	37,700
Total assets	<u>\$ 813,390</u>
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES	
Liabilities:	
Accounts payable and accrued liabilities	\$ 36,738
Due to other funds	2,062
Deposits	75
Total liabilities	<u>38,875</u>
Fund balance:	
Nonspendable:	
Property held for sale	37,700
Committed for:	
Community redevelopment	736,815
Total fund balances	<u>774,515</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 813,390</u>

CITY OF DANIA BEACH, FLORIDA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (UNAUDITED)

GOVERNMENTAL FUNDS

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

	Community Redevelopment Agency
REVENUES	
Interest earnings	\$ 16,409
Miscellaneous	340,184
Total revenues	<u>356,593</u>
EXPENDITURES	
Current:	
Community redevelopment	<u>1,537,132</u>
Total expenditures	<u>1,537,132</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,180,539)</u>
OTHER FINANCING SOURCES (USES)	
Transfers in	1,535,325
Transfers out	<u>(387,398)</u>
Total other financing sources (uses)	<u>1,147,927</u>
Net change in fund balances	(32,612)
FUND BALANCES (DEFICIT), BEGINNING OF YEAR	<u>807,127</u>
FUND BALANCES (DEFICIT), END OF YEAR	<u>\$ 774,515</u>

CITY OF DANIA BEACH, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2019

	Special Revenue Funds			
	General	Grants	Community Redevelopment Agency	Building Fund
ASSETS:				
Current assets				
Cash, cash equivalents and investments	\$ 34,744,253	\$ 248,015	\$ 760,190	\$ 5,260,352
Receivables, net:				
Franchise, utility and other taxes	903,396	-	-	-
Customer / other, net	248,368	216	15,500	-
Due from other funds	497,243	-	-	-
Due from other governmental agencies	1,084,898	4,632	-	-
Inventories	19,561	-	-	-
Property held for sale	52,499	-	37,700	-
Total assets	<u>\$ 37,550,218</u>	<u>\$ 252,863</u>	<u>\$ 813,390</u>	<u>\$ 5,260,352</u>
LIABILITIES AND FUND BALANCES:				
Liabilities				
Accounts payable and accrued liabilities	\$ 1,636,444	\$ -	\$ 36,738	\$ 407,034
Due to other funds	-	164,099	2,062	4,850
Due to other governmental agencies	157,116	-	-	35,097
Deposits	641,961	-	75	-
Unearned revenue	866,393	-	-	-
Total liabilities	<u>3,301,914</u>	<u>164,099</u>	<u>38,875</u>	<u>446,981</u>
Fund balance				
Nonspendable:				
Inventories	19,561	-	-	-
Property held for sale	52,499	-	37,700	-
Restricted:				
General government impact fees	506,331	-	-	-
Recreational impact fees	182,851	-	-	-
Public safety impact fees	1,517,874	-	-	-
Building code costs	-	-	-	4,813,371
Grants	-	88,764	-	-
Committed for:				
Community redevelopment	-	-	736,815	-
Maintenance of cemeteries	-	-	-	-
Capital projects	-	-	-	-
Tree preservation	-	-	-	-
Assigned to:				
Disaster recovery	8,397,697	-	-	-
Branding initiative	382,003	-	-	-
Firefighter's pension	2,227,115	-	-	-
Unassigned (deficit)	20,962,373	-	-	-
Total fund balances (deficit)	<u>34,248,304</u>	<u>88,764</u>	<u>774,515</u>	<u>4,813,371</u>
Total liabilities, deferred inflows, and fund balances	<u>\$ 37,550,218</u>	<u>\$ 252,863</u>	<u>\$ 813,390</u>	<u>\$ 5,260,352</u>

See Notes to the Basic Financial Statements.

CITY OF DANIA BEACH, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2019

	Special Revenue Funds			
	General Fund	Grants	Community Redevelopment Agency	Building Fund
REVENUES				
Property taxes	\$ 24,372,949	\$ -	\$ -	\$ -
Special assessments	6,316,109	-	-	-
Franchise fees	2,936,979	-	-	-
Utility taxes	4,108,466	-	-	-
Licenses and permits	1,982,035	-	-	6,418,386
Intergovernmental	5,748,048	-	-	-
Charges for Services	4,649,862	-	-	-
Fines and forfeitures	496,691	-	-	-
Investment earnings	1,025,022	-	16,409	58,774
Grants	-	216	-	-
Miscellaneous	2,023,709	-	340,184	11,909
Total revenues	<u>53,659,870</u>	<u>216</u>	<u>356,593</u>	<u>6,489,069</u>
EXPENDITURES				
Current:				
General government	7,321,171	-	-	-
Public safety	33,616,978	-	-	-
Highways and streets	2,361,886	12,660	-	-
Physical environment	5,127,398	-	-	-
Community redevelopment	733,420	-	1,537,132	3,707,103
Culture and recreation	3,448,266	-	-	-
Capital outlay	-	-	-	-
Debt service:				
Principal	-	-	-	-
Interest	-	-	-	-
Total expenditures	<u>52,609,119</u>	<u>12,660</u>	<u>1,537,132</u>	<u>3,707,103</u>
Excess (Deficiency) of revenues over (under) expenditures	<u>1,050,751</u>	<u>(12,444)</u>	<u>(1,180,539)</u>	<u>2,781,966</u>
OTHER FINANCING SOURCES (USES):				
Transfers in	5,260,317	213,514	1,535,325	-
Transfers out	(3,859,312)	-	(387,398)	(776,028)
Total other financing sources (uses)	<u>1,401,005</u>	<u>213,514</u>	<u>1,147,927</u>	<u>(776,028)</u>
Net Change in Fund Balances	2,451,756	201,070	(32,612)	2,005,938
FUND BALANCES (DEFICIT)				
BEGINNING OF YEAR	<u>31,796,548</u>	<u>(112,306)</u>	<u>807,127</u>	<u>2,807,433</u>
FUND BALANCES (DEFICIT)				
END OF YEAR	<u>\$ 34,248,304</u>	<u>\$ 88,764</u>	<u>\$ 774,515</u>	<u>\$ 4,813,371</u>

See Notes to the Basic Financial Statements.