

# ANNUAL REPORT FISCAL YEAR 2015

Dania Beach Community Redevelopment Agency

March 31, 2016



# DANIA BEACH

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COMMUNITY REDEVELOPMENT AGENCY

DANIA BEACH CRA STAFF

Rachel Bach, Executive Director

Dan Murphy, Economic Development Manager

Kathleen Weekes, CRA Manager

Kisha Payen, CRA Administrator

## A MESSAGE FROM THE EXECUTIVE DIRECTOR

This year marked the 110th birthday of the City of Dania Beach which we celebrated with lots of fanfare and community activities to commemorate our past. However while we celebrated this great feat, we also were reminded of our great future with cranes visible along the skyline, building demolitions and site clearings and significant renovations to some of Dania Beach's well known icons., such as the Casino at Dania Beach formerly the Dania Beach Jai Alai.

FY 2014/2015 also marked several administrative transitions including the departure of former CRA Executive Director, Jeremy Earle and former Commissioner Walter Duke. We wish you both well in your future endeavors.

As a newer member of the Dania Beach team I am truly inspired by the leadership and vision established by the Community Redevelopment Agency Board of Commissioners. It is that kind of steadfast commitment by this Board, that has had a direct result on all the changes that have been happening in and around the City. I look forward to working with these change makers and the many dedicated community members that I have already met.

On behalf of the Dania Beach CRA Board of Commissioners, I am pleased to present herein the FY 2015 Annual Report for the CRA which covers the period from October 1, 2014 through September 30, 2015 and includes the following information:

- ◆ General background information regarding the CRA;
- ◆ Report of activities (redevelopment projects, initiatives, etc.) within the redevelopment areas;
- ◆ Status report of the progress made in carrying out the Redevelopment Plan; and
- ◆ Financial statements for the fiscal year ending September 30, 2015.

This Annual Report has been prepared in accordance with §163.356(3)(c) and 163.387(8).

Respectfully Submitted,



Rachel A. Bach, Interim Executive Director

### *VISION STATEMENT*

*"Established in History, Preparing for Tomorrow"*

# MEET THE CRA BOARD OF COMMISSIONERS



Chair, Marco Salvino



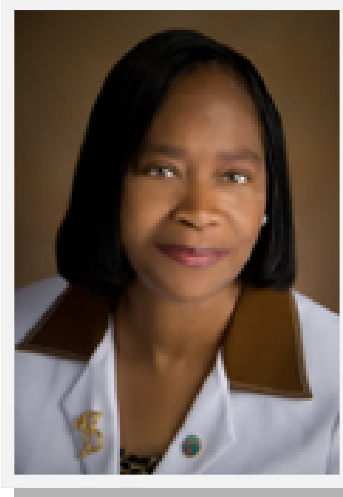
Vice Chair, Albert C. Jones



Boardmember, Chickie Brandimarte



Boardmember, Paul Fetscher



Boardmember, Bobbie H. Grace

## *MISSION STATEMENT*

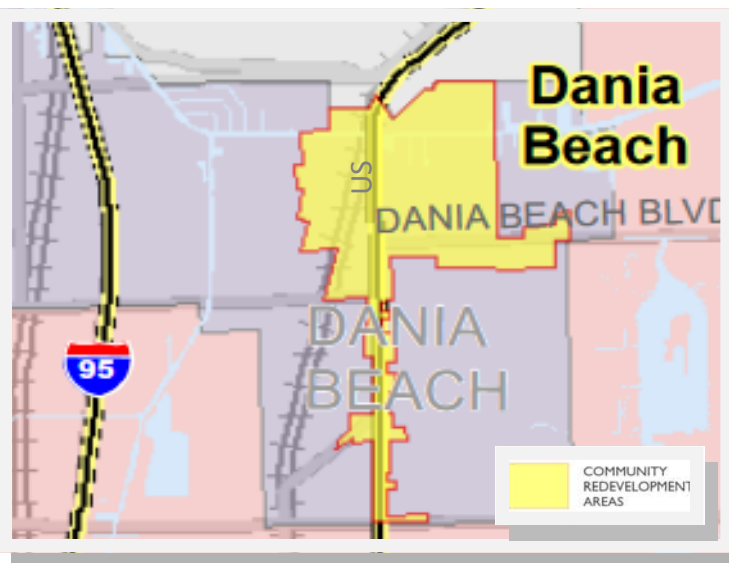
*Dania Beach is committed to providing a unique small-town quality of living for all of its residents and guests. We do so by maintaining beautiful neighborhoods and vibrant commercial centers throughout the City while being fiscally responsible and having a diverse population and business community.*

## BACKGROUND

Dania Beach is ideally situated near major roadways, rail lines and the Intracoastal Waterway (ICW). Port Everglades lies partially in the city limits to the northeast and Fort Lauderdale/Hollywood International Airport abuts the city's northern boundary. The vibrant downtowns of Fort Lauderdale and Hollywood are only minutes away and the Alandco industrial complex, an important employment center to the west, and Dania Beach's famed Marina Mile are situated nearby. The potential for the city to capitalize on its locational advantage provides the impetus for redevelopment.



In 2002 Dania Beach began to take definitive steps toward redevelopment. A limited authority Dania Beach Community Redevelopment Agency (DBCRA) was established and a 525 acre area within Dania Beach was designated as a Community Redevelopment Area. The *Downtown Community Redevelopment Plan*, which contained general recommendations, was prepared in 2002. Resolution 2004-423 approved the *Downtown Community Redevelopment Plan* and gave the City of Dania Beach the power to implement the plan, while confirming that the city and the county have entered into an Interlocal Agreement to ensure City of Dania Beach, DBCRA, and Broward County partnership for redevelopment.



An important aspect of the Interlocal Agreement and the resolution approving the plan is that redevelopment projects will not be funded by revenues from tax increment financing. Rather a funding mechanism known as the Redevelopment Capital Program was provided by Broward County. As the plan's title implies, the primary focus was on downtown. In 2003 the *City of Dania Beach Urban Infill and Redevelopment Area (UIRA)* Plan was prepared for the residential neighborhoods of Dania Beach Heights, Sun Garden Isles and College Gardens, which were not included in the original CRA.

In 2006 The City of Dania Beach "*Broward's First City*" Design Report was prepared, which suggested various design concepts to reflect the key and important characteristics. Together, this and the UIRA they a series of steps that lead towards the city's current DBCRA Redevelopment Plan, which modifies the boundaries by increasing the DBCRA size to 1,349 acres; expands on work already accomplished; and identifies specific projects, which are implementable.

## BACKGROUND

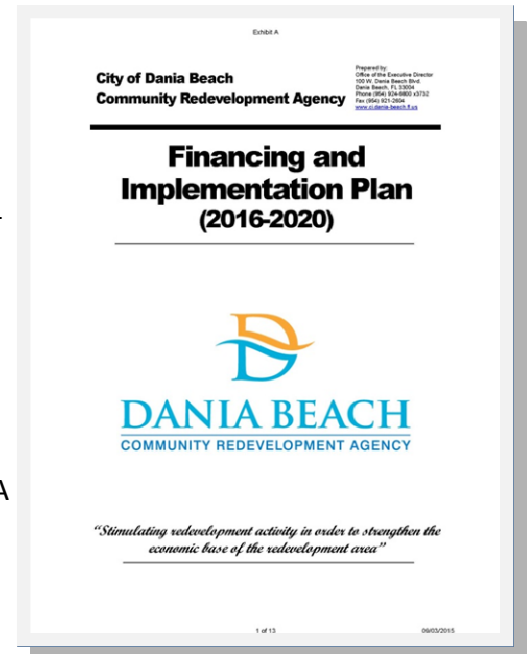
The DBCRA has established a five-year *Financing and Implementation Plan* that it updates annually through the budget process, incorporating direction from the DBCRA Board of Commissioners as well as citizens, property owners, and business owners. Unlike many CRAs in Florida which rely on tax increment to fund redevelopment, the DBCRA utilizes non-ad valorem (e.g. non-property tax revenue) contributions from the city and county to achieve the goals set forth in the *Redevelopment Plan*. Funding within the *Financing and Implementation Plan* is primarily provided by the city and county as follows:

### City of Dania Beach:

Annually contributes revenues in-lieu of Tax Increment to the DBCRA to fund redevelopment operations.

### Broward County:

Resolution No. 2004-423 provided that the method of investment and funding for any community redevelopment projects proposed by the City and/or the DBCRA shall be predicated upon annual non-ad valorem appropriations pursuant to the requirements of its Redevelopment Capital Program (RCP) in lieu of County tax increment financing. Accordingly, the city entered into an Interlocal Agreement with the county to borrow funds for eligible projects in the RCP. To date, the city has drawn down approximately \$5.3 million for various redevelopment projects as follows:

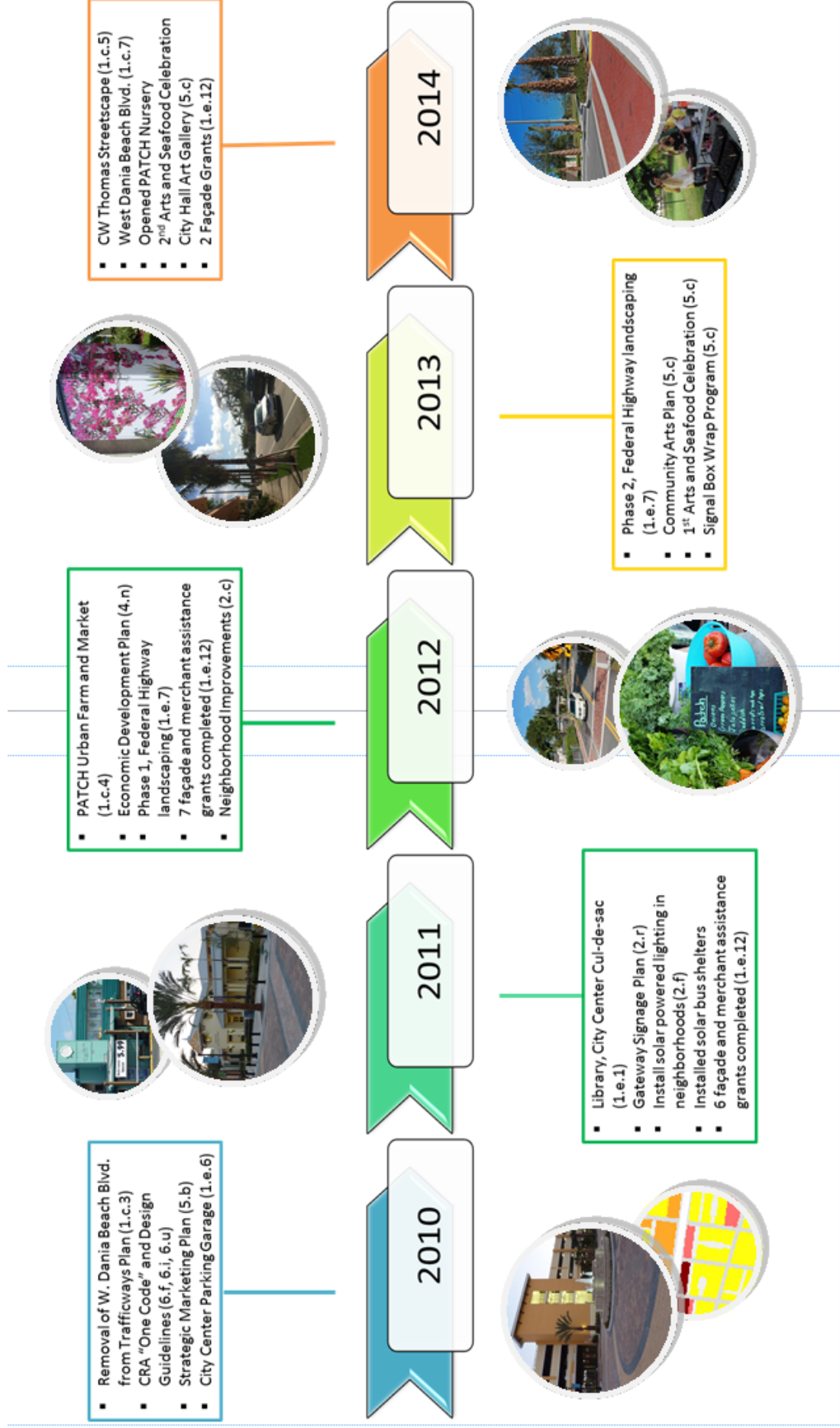


<b>PURPOSE</b>	<b>AMOUNT</b>	<b>FIRST PAYMENT DATE</b>
Parcel 109	\$2,334,200	3/31/2018
Parking Garage	2,590,909	9/30/2019
Security System	140,000	9/30/2019
Gate Arm System*	273,790	8/31/2022
<b>Total</b>	<b>\$5,338,899</b>	

\* The Gate Arm System has yet to be reimbursed by the County.

The RCP note is held to conditions requiring the city to demonstrate a net increase in the tax base of the Community Redevelopment Area. If the conditions are met the note will be forgiven using a predetermined schedule. If the conditions are not met, the note will be payable to the county over a fifteen-year period commencing on the payment date set forth in the chart above with interest at the Municipal Market Data (MMD) "A" revenue bond rate in effect at the time repayment begins. There are currently several projects under construction or in the planning stages that should be sufficient to incrementally forgive these notes.

# HISTORICAL HIGHLIGHTS OF THE DANIA BEACH CRA



## ECONOMIC DEVELOPMENT



**Façade and Merchant Assistance Grants** — The Dania Beach CRA completed one merchant assistance grant and supported a grand reopening of the project (Ward’s Grand Re-Opening, as pictured to the left). The CRA Board approved an additional Merchant Assistance Grant and a Façade Improvement grant. Both projects are currently under construction and are anticipated to be closed out in 2015/16.

*CRA Investment: \$55,000*

*Total Capital Investment: \$84,250*

**State of Florida Incentives (QTI and Enterprise Zone)** — The City of Dania Beach and the Dania Beach CRA facilitated the expansion of Total Quality Logistics, a transportation and logistics company to add 60 new employees over a three year period at an average salary of \$50,840. Since the project was located in an Enterprise Zone it qualified for an additional \$3,000 per new hire through the State of Florida, without the required local match.

*CRA Investment: \$36,000*

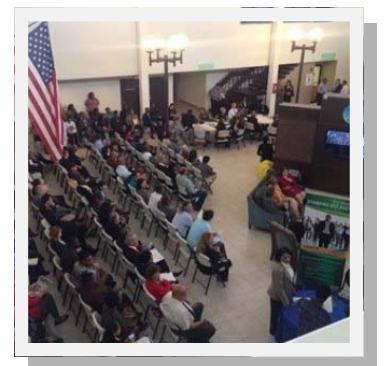
*Private Equity Leverage: \$600,000 in capital and \$3,029,040 in payroll*



**Dania Beach Marine Industry** - Facilitated the completion of drainage improvements to Taylor Lane due to the airport expansion.

In conjunction with local marine education programs, the Dania Beach CRA developed a proposal to create a Marine Industry Incubator program that would provide low cost start up space and support services through existing marine related businesses. The proposal is being used to solicit an educational partner and identify capital resources necessary to develop such a facility.

**The Casino at Dania Beach** - Hosted two job fairs at City Hall on behalf of the Casino for its reopening and hiring of new employees. One of the job fairs was specifically designed through a partnership with the Casino for City of Dania Beach residents only in order ensure local employment. Also assisted the Casino with Enterprise Zone applications for Equipment Sales Tax Rebates.





## MARKETING

**3rd Annual Arts and Seafood Celebration** — The third annual DBASC was held on Saturday March 21, and Sunday March 22, 2015 and the CRA added a Begin Downtown Discovery Tour aimed at encouraging visitors to explore and interact with downtown Dania Beach businesses. The CRA partnered with the Dania Beach Chamber of Commerce and patrons visited participating businesses for passport stamps and to learn about the business and register to win prizes. This event was done at no cost to participating businesses that benefitted from visits by festival attendees.



Over 25,000 people attended the event at Frost Park in Dania Beach, during the two day event which featured a great line up of entertainment, a chef showcase, performance art, the kids sand beach and a 100 ton sand sculpture. This has become a signature event for the City and provides a great opportunity for the CRA to promote the revitalization of downtown Dania Beach.

*The Dania Beach CRA ASC received two awards from the Florida Festival and Events Association in FY 2014/15*

**Dania Beach CRA Marketing Plan Update** - The Dania Beach CRA updated its 2010/11 Strategic Marketing Plan to reflect changing demographic trends and additional opportunities to revitalize existing commercial corridors and attract new development, primarily in its "historic" Downtown. Several activities from the original Marketing Plan are still ongoing, such as the quarterly Merchant's meeting, Arts and Seafood Celebration and promotions through local and regional trade organizations. However, the revised Marketing Plan will also focus more on Downtown events and activities to support merchants and promotional and informational materials on the development review process, starting a new business in the City and engagement with City residents and businesses to promote the assets of Dania Beach outside of the City through a Neighborhood Ambassador's Program.



## OTHER ACCOMPLISHMENTS



**Peoples Access to Community Horticulture (PATCH)** — The PATCH, now in its 3<sup>rd</sup> year, provides local organically grown produce to promote healthy eating and living and increase local food access to residents living within a Food Desert. Through funding and support from the Florida Organic Grower’s Association, the PATCH discounts qualifying SNAP/EBT purchases by 50% through its “Fresh Access Bucks” program.

The PATCH is also an economic development tool employing two members of the local community, and soon to be launching an apprenticeship program.



The Broward Regional Health Planning Council created PATCH CAN and has coordinated several workshops and special events at the Garden. These include sustainable gardening practices, healthy food demonstrations and health screenings.



**Healthy Community Zone** - In 2014/15, a portion of the Dania Beach CRA was awarded the Healthy Community Zone designation by the Broward Regional Health Planning Council through its TOUCH Partnership. This award includes development of a Community Action Plan and leverage of TOUCH partner resources to address issues of Healthy Built Environment, Healthy and Active Living, Tobacco and Drug Free Living and Clinical and Community Linkages. The draft CAP has been completed and is being further refined and vetted with resource providers to identify service delivery methods within the community.

*HCZ Award—\$100,000 in “in-kind” consulting and technical assistance*

**Sun Garden Isles/Northwest-Byrd Point Pedestrian Safety Improvements** - The Dania Beach CRA prepared an analysis of the pedestrian conditions and traffic safety issues which identified priority improvements at key intersections including traffic calming, raised intersections and replacement or extension of sidewalks throughout the neighborhood.

The CRA used this analysis to apply for and receive a Transportation Alternatives Program grant through the Broward County MPO. Grant funds won’t be available for construction until FY 2018/19, however the City and CRA are preparing a comprehensive improvement plan for the neighborhood to address all streets, including railroad crossings and the City’s future Oasis Project improvements.

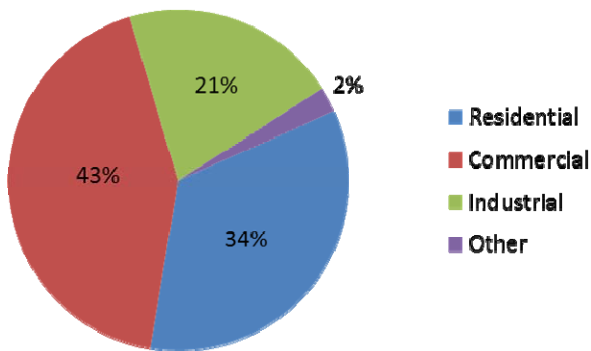


# 2015 FINANCIAL INFORMATION

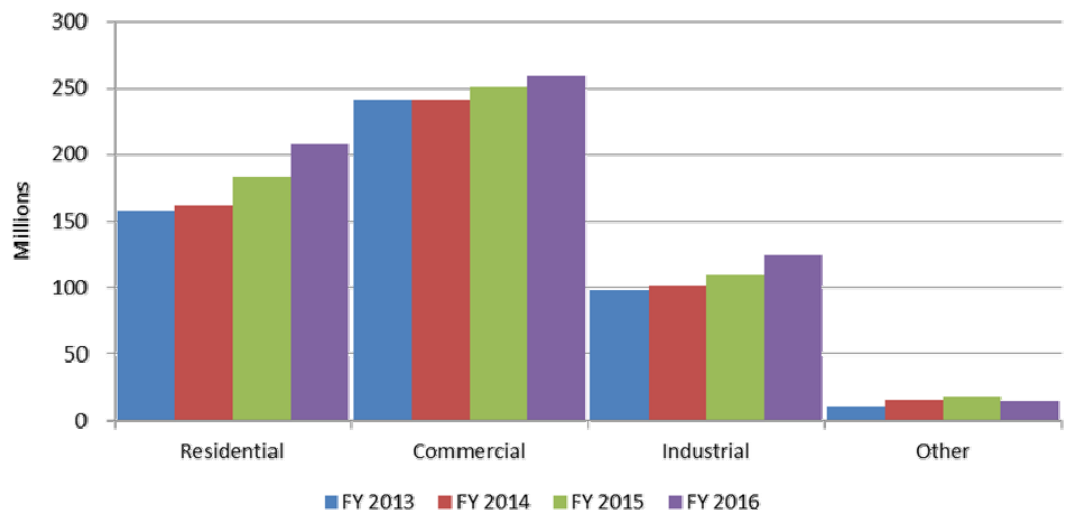
## TAX BASE

The following tables provide summaries of historical taxable property values and incremental property values for the DBCRA as of January 1<sup>st</sup> of each year, as well as a snapshot of taxable values by use within the CRA

TAXABLE PROPERTY VALUES						
TAX ROLL YEAR	FISCAL YEAR	A		B		=A-B
		TAXABLE VALUE	% CHANGE OVER PRIOR YEAR	BASE YEAR TAXABLE VALUE	INCREMENTAL TAXABLE VALUE	% CHANGE OVER PRIOR YEAR
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%)
2009	2010	659,988,350	124.5%	555,988,910	103,999,440	(14.2%)
2008	2009	293,947,520	(5.7%)	172,715,440	121,232,080	(12.9%)
2007	2008	311,851,920	17.1%	172,715,440	139,136,480	48.8%
2006	2007	266,213,480	14.2%	172,715,440	93,498,040	54.7%



To the left: 2015 Taxable Values by Use  
Below: Historical trends in Taxable Value



## FINANCIAL STATEMENTS

### DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY

Statement of Revenues, Expenditures, and Changes in Fund Balance

For FY Ended September 30, 2015 (Unaudited)

<b>REVENUES</b>	
Interest Income	\$4,377
Grants	\$30,000
Miscellaneous	\$144,977
<i>Total Revenues</i>	<i>\$179,354</i>
<b>EXPENDITURES</b>	
Community Redevelopment	\$1,203,070
<i>Excess (deficiency) of revenues</i>	<i>(\$1,203,716)</i>
<b>OTHER FINANCING SOURCES (USES)</b>	
Transfers in	\$1,350,170
Transfers out	(\$460,170)
<i>Net change in fund balance</i>	<i>(\$133,716)</i>
<b>Fund balances (deficit) beginning FY</b>	<b>\$1,830,898</b>
<b>Fund balances (deficit) end of FY</b>	<b>\$1,697,182</b>

### DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY

Statement of Revenues, Expenditures, and Changes in Fund Balance

For FY Ended September 30, 2015 (Unaudited)

<b>ASSETS</b>	
Cash and cash equivalents	\$1,769,209
Receivables	\$6,234
<i>Total Assets</i>	<i>\$1,775,443</i>
<b>LIABILITIES</b>	
Accounts payable	\$75,125
Due to other funds	\$3,136
<i>Total Liabilities</i>	<i>\$78,261</i>
<b>FUND BALANCES</b>	
Reserved for Redevelopment	\$1,697,182
Total fund Balances	\$1,697,182
<i>Total Liabilities and Fund Balances</i>	<i>\$1,775,443</i>



**DANIA BEACH**  
**COMMUNITY REDEVELOPMENT AGENCY**

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