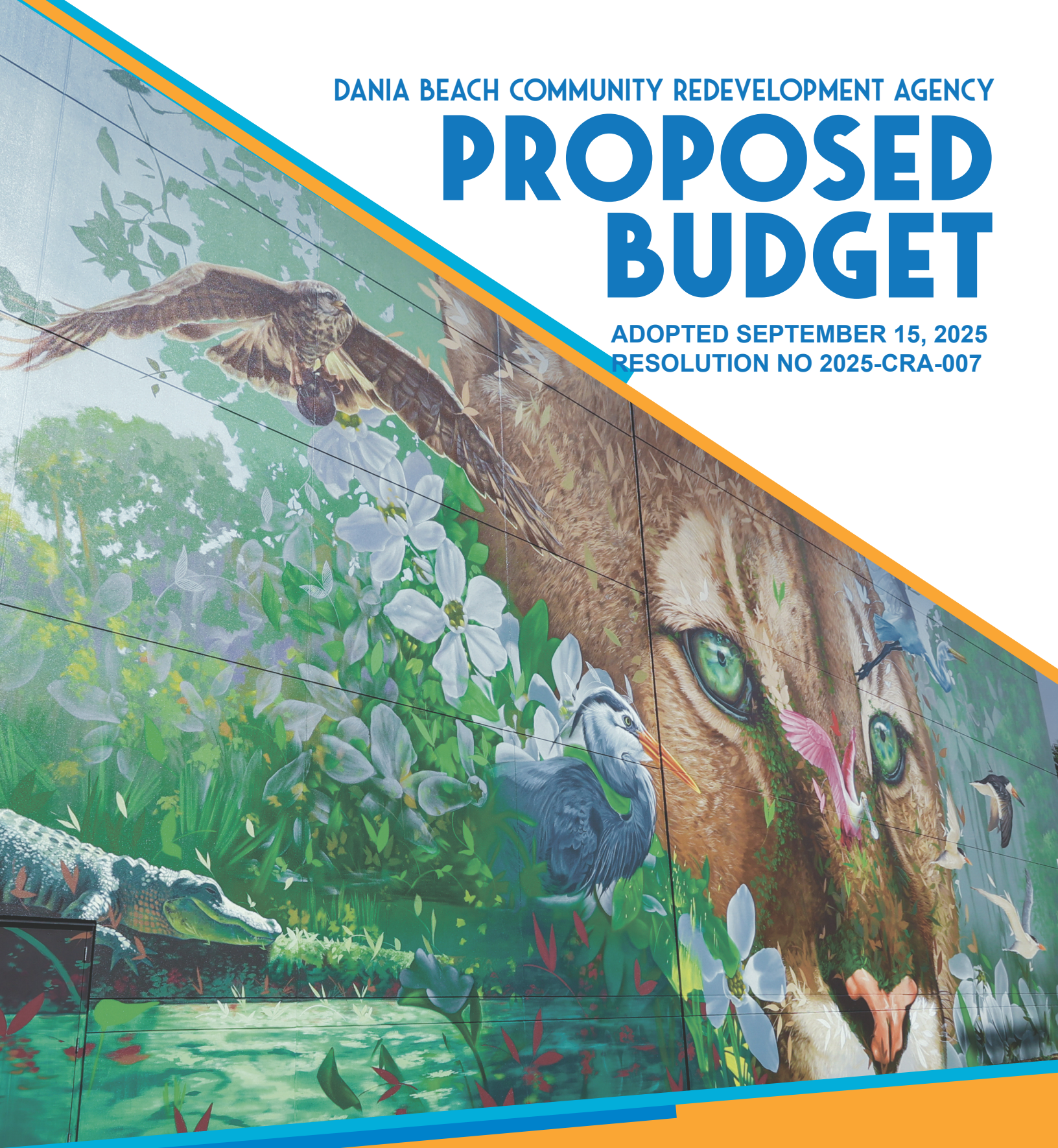


DANIA BEACH COMMUNITY REDEVELOPMENT AGENCY

PROPOSED BUDGET

ADOPTED SEPTEMBER 15, 2025
RESOLUTION NO 2025-CRA-007



FISCAL YEAR ENDING SEPTEMBER 30, 2026



DANIA BEACH
COMMUNITY REDEVELOPMENT AGENCY



DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY



DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY

TABLE OF CONTENTS

Introduction	3
Community Redevelopment Agency Board	4
Budget Message	5
Personnel Overview	7
Organization Chart	8
Fund Summaries	9
All Budgeted Funds	10
CRA Fund	12
PATCH	15



DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY

INTRODUCTION



DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY

CRA BOARD



Chair
JOYCE L. DAVIS



Vice Chair
MARCO A. SALVINO, SR.



Board Member
LORI LEWELLEN



Board Member
LUIS RIMOLI



Board Member
ARCHIBALD J. RYAN IV

EXECUTIVE DIRECTOR



CANDIDO SOSA-CRUZ,
ICMA-CM



Budget Message

Executive Director, Candido Sosa-Cruz, ICMA-CM

August 26, 2025

Honorable Chair, Vice Chair, Board Members of the Dania Beach Community Redevelopment Agency,

I am honored to present the Fiscal Year (FY) 2026 Budget Message for the Dania Beach Community Redevelopment Agency (CRA). The proposed budget for FY2026 stands at \$2,820,180, which indicates a decrease of \$189,709 compared to the previous year. This decrease is mainly due to the elimination of a vacant position that was not filled during FY2025, as well as a slight adjustment to the economic development initiatives line item for funds that were not utilized in the last fiscal year.

The PATCH budget has seen a minor increase of \$7,092, attributed to salary increases. The overall budget of the CRA remains fully consistent with the CRA Plan and continues to emphasize our collective mission of revitalizing Dania Beach through initiatives aimed at improving quality of life, fostering economic development, and creating more opportunities for both residents and businesses.

In March 2025, the CRA Board voted to transition oversight of the Agency to the City Manager's Office. This structural change ensures stronger alignment with the City's Strategic Plan and provides the CRA with access to the full expertise and resources of all City departments. With this support, the CRA is better positioned to streamline operations, deliver higher-quality services, and maximize the impact of its programs. Guided by the City Manager's leadership and the collaborative capacity of the city team, the CRA will be well-equipped to drive economic growth, support local businesses, and further enhance quality of life in Dania Beach.

PATCH Community Garden

The Dania Beach PATCH continues to be one of our signature programs. Following the April 2023 flood, the CRA led a complete redevelopment of the garden, constructing 64 raised beds, a new irrigation system, a second nursery, and resurfaced walkways. These improvements were made possible through more than \$78,000 in grants from Invitation Homes and the Spirit Airlines Foundation.

The PATCH officially reopened with its First Harvest Celebration on March 31, 2025, and has reestablished itself as a hub for education, wellness, and community engagement. Through partnerships with organizations such as FIU Agroecology, the Dan Marino Foundation, Feeding Florida, and Memorial Healthcare, the PATCH now hosts a variety of programs, from veterans' appreciation events and youth camps to nutrition and wellness workshops. The PATCH continues to serve as a catalyst for health, sustainability, and community engagement.

Downtown Vision Plan & Arts District Branding

The Downtown Vision Plan is a cornerstone of our redevelopment strategy. Calvin, Giordano & Associates have led a collaborative process to design an Arts and Entertainment District along NW/SW 1st Avenue. With input from residents, businesses, the Public Arts Advisory Board, and the City Manager's Office, the plan balances pedestrian comfort, accessibility, and aesthetics while maintaining the corridor's functionality.

The draft plan, reviewed in June 2025, is scheduled to be presented to the City Commission in the fall of 2025. Complementing this work, the CRA's Arts and Entertainment Branding Strategy is advancing district-wide wayfinding signage and decorative elements. Together, these initiatives will reinforce the City's identity, attract visitors, and support long-term economic vitality.

Housing & Neighborhood Programs

Strengthening neighborhoods and improving housing conditions remain top CRA priorities.

- **Home Beautification Program:** In FY2025, this program completed improvements to 35 homes, with an additional 16 homes approved or under review. These enhancements boost curb appeal, preserve property values, and uplift neighborhoods.

- **Safe at Home Program:** Launched in FY2025, this program provides home modifications for older adults and residents with disabilities, supporting safety, independence, and aging in place. To date, 20 homes have been completed, with another 28 in progress or approved.

Both programs directly improve quality of life while advancing equitable redevelopment.

Business Growth & Entrepreneurship

The CRA remains committed to strengthening small businesses and fostering entrepreneurship.

- **Dania Beach Business Academy:** Through workshops on finance, credit building, and business growth, the Academy continues to empower entrepreneurs. Partnerships with SCORE Broward, FIU, and federal agencies extend its reach. In 2024 alone, 300 Dania Beach residents attended SCORE programs, and 35 received one-on-one mentoring.
- **Commercial Façade Grant Program:** This initiative provides matching grants of up to \$25,000 to improve storefronts and business functionality. In FY2025, five projects were awarded grants totaling over \$117,000 in reinvestment, including properties along Federal Highway and adjacent corridors.

These programs strengthen the local economy by supporting business retention, attracting new investment, and creating job opportunities for residents.

Organizational Excellence

In July 2025, the CRA engaged Redevelopment Management Associates (RMA), a nationally recognized firm in revitalization strategies, to conduct an operational assessment of the Agency. The assessment is designed to evaluate current structures and identify opportunities to strengthen the CRA's role as a driver of economic development. RMA's recommendations will help refine strategies for recruiting new businesses, supporting existing businesses, and improving operational efficiency. This partnership reflects the City's commitment to ensuring the CRA operates at the highest level of excellence.

FY2026 Priorities – Corridor Visioning

Looking ahead, the CRA's primary initiative for Fiscal Year 2026 will be creating a new vision for the Federal Highway and Dania Beach Boulevard corridors and aligning them with the City's emerging downtown vision. This effort will focus on recruiting businesses that complement Dania Beach's character while introducing a modern, welcoming aesthetic that encourages foot traffic and enhances curb appeal. By transforming these key gateways into vibrant, attractive corridors, the CRA will further solidify Dania Beach as a dynamic and inviting destination for residents, businesses, and visitors.

Conclusion

The FY2026 CRA Budget builds on recent progress while paving the way for the next phase of redevelopment in Dania Beach. From reconstructing the PATCH and enhancing neighborhood initiatives to cultivating a vibrant downtown and introducing a new vision for our key corridors, the CRA is executing projects that embody our community's goals. Following the completion of RMA's evaluation and under the guidance of the CRA Board, the FY2026 budget may be revised to align with the strategy that ensures our CRA evolves into its best possible version of itself. With ongoing support from the Board, City leadership, and our partners, the CRA will continue to serve as a driving force for economic growth, community engagement, and sustainable prosperity.



DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY

PERSONNEL OVERVIEW

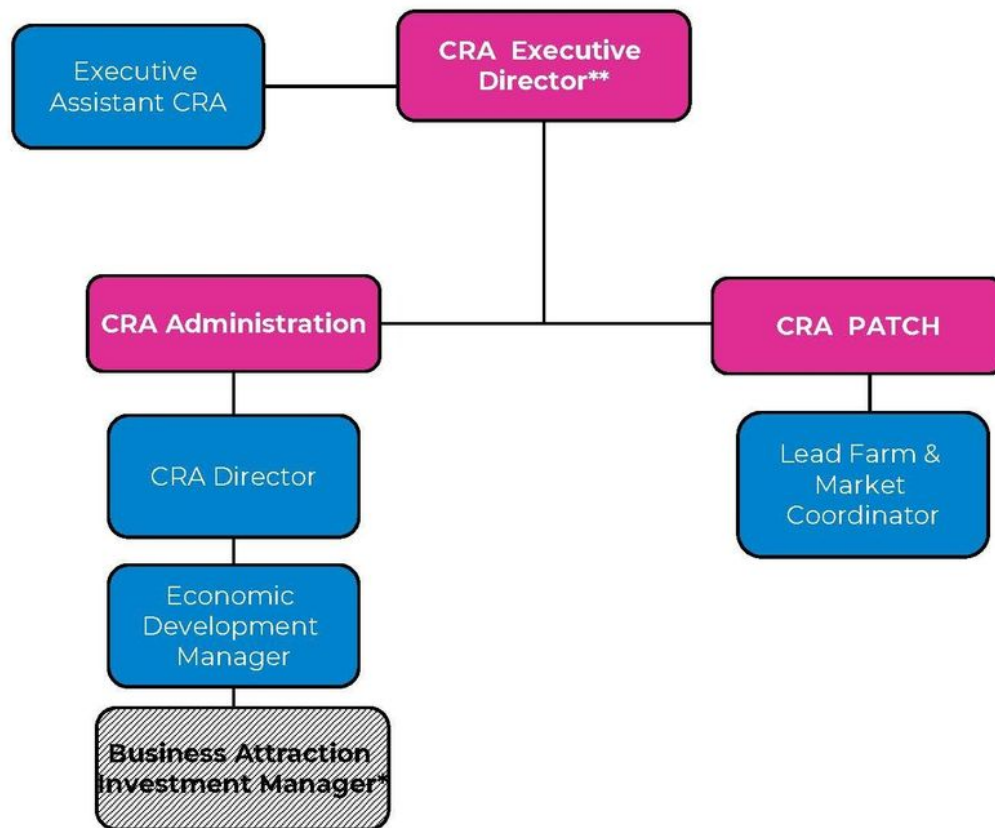


DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY

Organization Chart

Community Redevelopment Agency (CRA)



* Business Attraction Investment Manager eliminated for FY2026.

**CRA Executive Director funded by the General Fund.

Fiscal Year	Adopted FY2025	Proposed FY2026
Total FTE	5	4



DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY

FUND SUMMARIES



DANIA BEACH

COMMUNITY REDEVELOPMENT AGENCY



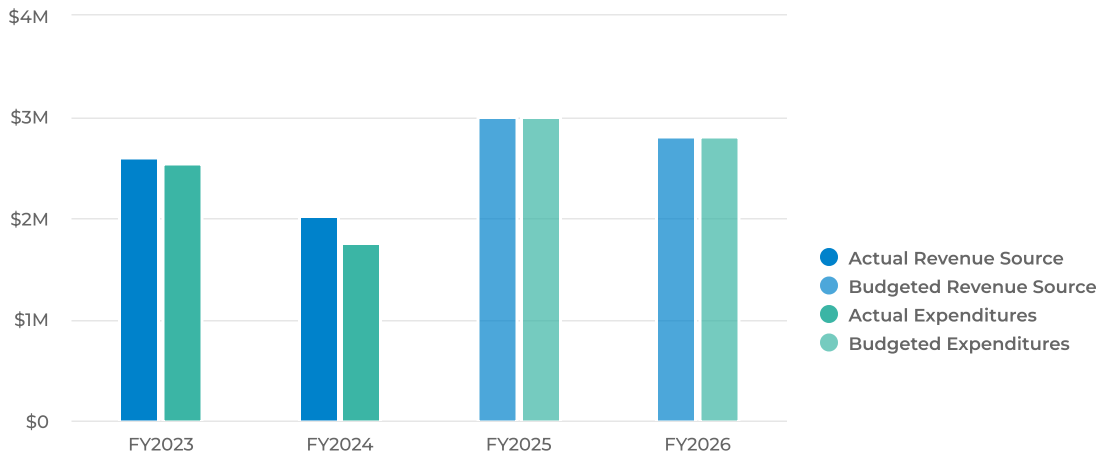
All Budgeted Funds

The City's Community Redevelopment Agency (CRA) was established in the early 2002 to revitalize areas adjacent to US1 and surrounding neighborhoods. In 2010, the City Commission, with the CRA, expanded its boundaries after receiving approval from the Broward County Commission. The City and CRA focus on attracting new businesses, enhancing property values, and preserving the City's historic character.

To address slum and blight, as per Florida statutes (ss163, Part II), the CRA launched the Dania Beach PATCH community garden. This initiative fosters connections among gardeners, educators, students, and researchers, promoting community engagement, improved nutrition, and therapeutic activities. Community support was garnered through public meetings with local leaders.

Summary

The City of Dania Beach is projecting \$2.82M of revenue in FY2026, which represents a 6.3% decrease over the prior year. Budgeted expenditures are projected to decrease by 6.3% or \$189.71K to \$2.82M in FY2026.



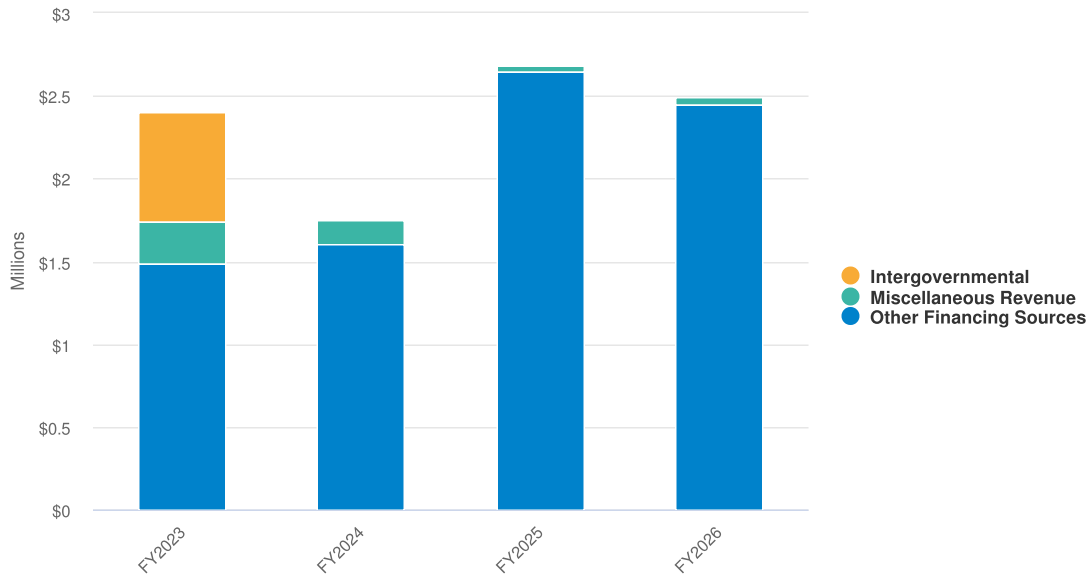
All Budgeted Funds Comprehensive Summary

Name	FY2023 Actual	FY2024 Actual	FY2025 Budgeted	FY2026 Budgeted
Beginning Fund Balance:	N/A	N/A	N/A	N/A
Revenues				
Intergovernmental	\$666,667	\$0	\$0	\$0
Total Intergovernmental:	\$666,667	\$0	\$0	\$0
Miscellaneous Revenue				
Interest and Other Earnings	\$50,844	\$72,663	\$40,000	\$40,000
Sale of Surplus Materials	\$0	\$80,000	\$0	\$0
Miscellaneous Revenue	\$234,416	\$75,830	\$50,000	\$50,000
Total Miscellaneous Revenue:	\$285,259	\$228,493	\$90,000	\$90,000
Other Financing Sources	\$1,653,494	\$1,802,812	\$2,919,889	\$2,730,180
Total Other Financing Sources:	\$1,653,494	\$1,802,812	\$2,919,889	\$2,730,180
Total Revenues:	\$2,605,420	\$2,031,305	\$3,009,889	\$2,820,180
Expenditures				
Personnel Services	\$672,965	\$410,373	\$763,838	\$690,665
Operating Expenditures	\$698,014	\$579,038	\$942,519	\$955,685
Capital Outlay	\$675,823	\$23,692	\$476,309	\$476,309
Intergovernmental Transfers Out	\$500,085	\$747,490	\$827,223	\$697,521
Total Expenditures:	\$2,546,887	\$1,760,592	\$3,009,889	\$2,820,180
Total Revenues Less Expenditures:	\$58,534	\$270,713	\$0	\$0
Ending Fund Balance:	N/A	N/A	N/A	N/A

The Community Redevelopment Agency Fund accounts for funds received to be used for eliminating slum and blight conditions existing in the community redevelopment area. The CRA does not receive tax increment financing (TIF). Instead, it is funded through the General Fund of the City.

Revenues by Source

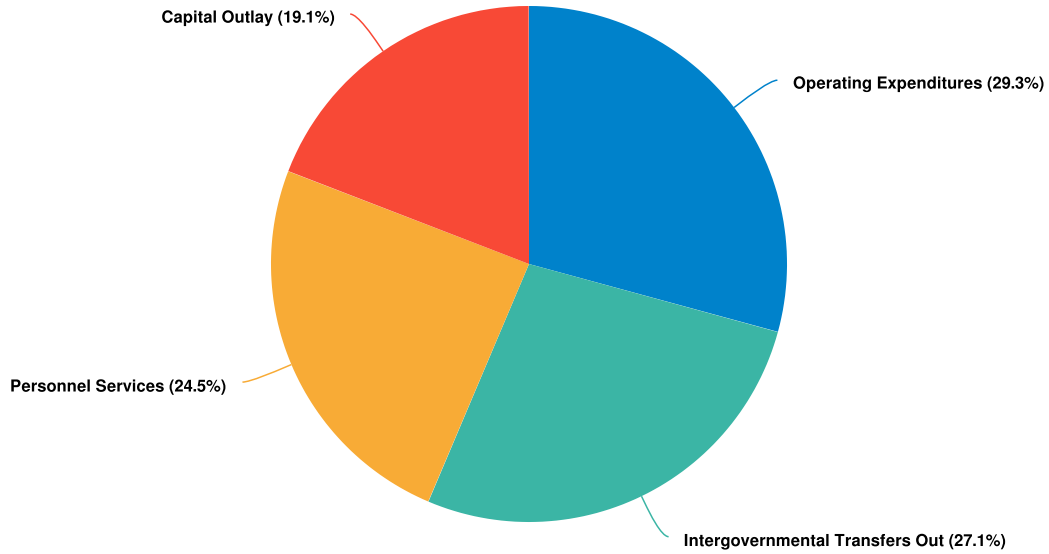
Budgeted and Historical Revenues by Source



Name	FY2023 Actual	FY2024 Actual	FY2025 Budgeted	FY2026 Budgeted	Change %
Revenue Source					
Intergovernmental					
Grants from Other Local Units	\$666,667	\$0	\$0	\$0	0%
Total Intergovernmental:	\$666,667	\$0	\$0	\$0	0%
Miscellaneous Revenue					
Interest and Other Earnings	\$50,844	\$72,663	\$40,000	\$40,000	0%
Sale of Surplus Materials	\$0	\$80,000	\$0	\$0	0%
Miscellaneous Revenue	\$204,285	-\$5,535	\$0	\$0	0%
Total Miscellaneous Revenue:	\$255,128	\$147,128	\$40,000	\$40,000	0%
Other Financing Sources					
Other Sources: Non-Operating	\$1,482,730	\$1,600,000	\$2,646,801	\$2,450,000	-7.4%
Total Other Financing Sources:	\$1,482,730	\$1,600,000	\$2,646,801	\$2,450,000	-7.4%
Total Revenue Source:	\$2,404,525	\$1,747,128	\$2,686,801	\$2,490,000	-7.3%

Expenditures by Expense Type

Budgeted Expenditures by Expense Type



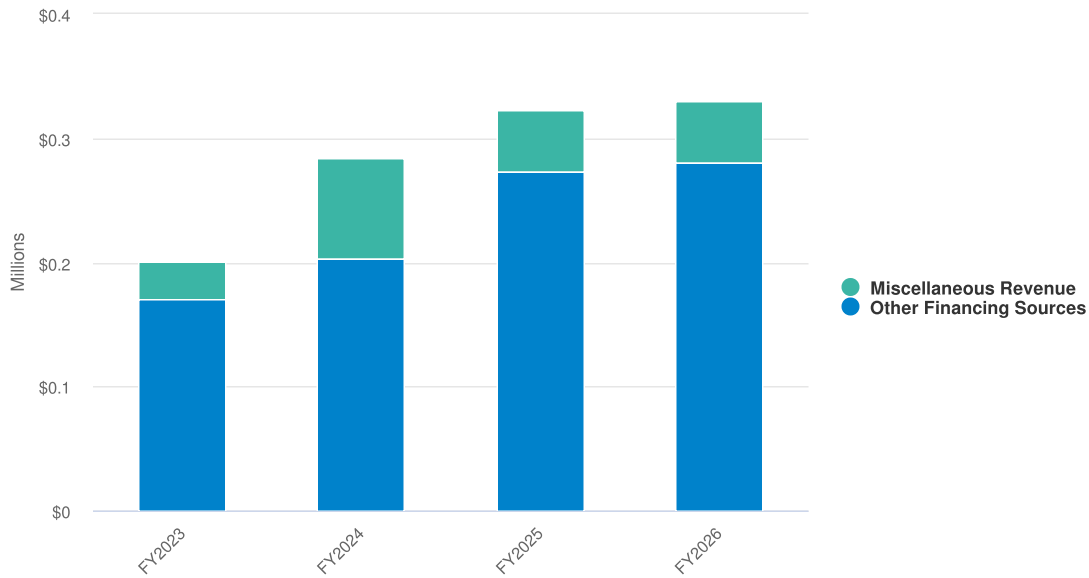
Name	FY2023 Actual	FY2024 Actual	FY2025 Budgeted	FY2026 Budgeted	Change %
Expense Objects					
Personnel Services					
CRA					
Salaries and Wages Full-Time	\$351,733	\$236,594	\$438,627	\$393,835	-10.2%
Salaries and Wages Part-Time (FRS Eligible)	\$22,491	\$0	\$0	\$0	0%
Salaries and Wages Expense Allowance	\$6,231	\$6,000	\$6,000	\$6,000	0%
Salaries and Wages Cell Phone Stipend	\$498	\$803	\$1,920	\$1,440	-25%
Overtime Regular	\$2,329	\$2,015	\$5,000	\$5,000	0%
Special Pay Accrued Leave Buyback	\$56,990	\$7,021	\$7,395	\$7,395	0%
FICA Taxes	\$21,756	\$14,219	\$27,567	\$24,790	-10.1%
FICA Medicare	\$5,719	\$3,732	\$6,447	\$5,798	-10.1%
Retirement Contributions FRS Pension	\$84,565	\$72,820	\$102,441	\$102,312	-0.1%
Retirement Contributions Deferred Compensation Match	\$7,852	\$7,157	\$13,159	\$11,815	-10.2%
Life and Health Insurance Insurance	\$45,419	\$19,938	\$67,210	\$50,692	-24.6%
Workers' Compensation Premium	\$573	\$672	\$650	\$650	0%
Total CRA:	\$606,156	\$370,971	\$676,416	\$609,727	-9.9%
Total Personnel Services:	\$606,156	\$370,971	\$676,416	\$609,727	-9.9%
Operating Expenditures					
CRA					
Total CRA:	\$576,549	\$285,602	\$513,071	\$512,962	0%

Name	FY2023 Actual	FY2024 Actual	FY2025 Budgeted	FY2026 Budgeted	Change %
Prof. Services CRA Ec Developm't Initiatives					
CRA					
Prof. Services CRA Ec Developm't Initiatives	\$568	\$85,477	\$215,500	\$215,500	0%
Total CRA:	\$568	\$85,477	\$215,500	\$215,500	0%
Total Prof. Services CRA Ec Developm't Initiatives:	\$568	\$85,477	\$215,500	\$215,500	0%
Other Operating Expenditures					
CRA					
Promotional Activities Community Events	\$37,423	\$5,000	\$5,000	\$0	-100%
Total CRA:	\$37,423	\$5,000	\$5,000	\$0	-100%
Total Other Operating Expenditures:	\$37,423	\$5,000	\$5,000	\$0	-100%
Books/Publications, Memberships, Subscriptions Trade Group/ Agency Memberships					
CRA					
Books/Publications, Memberships, Subscriptions Trade Group/ Agency Memberships	\$5,794	\$4,477	\$0	\$0	0%
Total CRA:	\$5,794	\$4,477	\$0	\$0	0%
Total Books/Publications, Memberships, Subscriptions Trade Group/ Agency Memberships:	\$5,794	\$4,477	\$0	\$0	0%
Total Operating Expenditures:	\$620,335	\$380,555	\$733,571	\$728,462	-0.7%
Capital Outlay					
CRA					
Land Land	\$0	\$23,692	\$476,309	\$476,309	0%
Infrastructure Soleste Public Improvements	\$666,667	\$0	\$0	\$0	0%
Total CRA:	\$666,667	\$23,692	\$476,309	\$476,309	0%
Total Capital Outlay:	\$666,667	\$23,692	\$476,309	\$476,309	0%
Intergovernmental Transfers Out					
CRA					
Intragovernmental Transfers Out General Fund	\$246,394	\$353,876	\$352,957	\$250,000	-29.2%
Intragovernmental Transfers Out CRA Community Gardens PATCH	\$170,764	\$202,812	\$273,088	\$280,180	2.6%
Intragovernmental Transfers Out Transfer to Facilities Fund	\$18,625	\$44,051	\$21,238	\$14,190	-33.2%
Intragovernmental Transfers Out Transfer to Fleet Mgmt Fund	\$2,959	\$14,196	\$6,321	\$6,026	-4.7%
Intragovernmental Transfers Out Transfer to IT Systems Fund	\$45,194	\$110,496	\$146,901	\$125,106	-14.8%
Total CRA:	\$483,936	\$725,431	\$800,505	\$675,502	-15.6%
Total Intergovernmental Transfers Out:	\$483,936	\$725,431	\$800,505	\$675,502	-15.6%
CRA					
Total CRA:	\$0	\$0	\$0	\$0	0%
Total Expense Objects:	\$2,377,094	\$1,500,649	\$2,686,801	\$2,490,000	-7.3%

People's Access To Community Horticulture (PATCH™) was established in 2012 to create an environmentally and economically sustainable urban farm within the community. The initiative aims to develop a network of secure and healthy food sources through the provision of naturally grown fruits and vegetables. The resources generated from this initiative are utilized to effectively manage and maintain the PATCH, which is financially supported by transfers from the CRA fund.

Revenues by Source

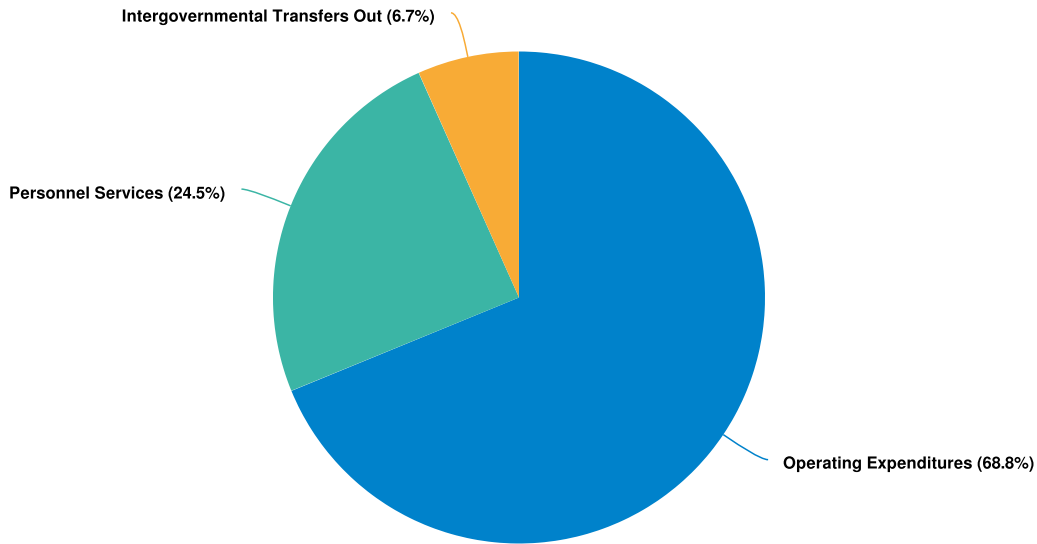
Budgeted and Historical Revenues by Source



Name	FY2023 Actual	FY2024 Actual	FY2025 Budgeted	FY2026 Budgeted	Change %
Revenue Source					
Miscellaneous Revenue					
Miscellaneous Revenues Miscellaneous All	\$25,000	\$81,257	\$50,000	\$50,000	0%
Miscellaneous Revenues Miscellaneous Florida Organic Growers	\$176	\$0	\$0	\$0	0%
Miscellaneous Revenues Miscellaneous Community Garden Patch Sales	\$4,955	\$108	\$0	\$0	0%
Total Miscellaneous Revenue:	\$30,131	\$81,365	\$50,000	\$50,000	0%
Other Financing Sources					
Other Sources: Non-Operating Transfer from Community Redevelopment Agency	\$170,764	\$202,812	\$273,088	\$280,180	2.6%
Total Other Financing Sources:	\$170,764	\$202,812	\$273,088	\$280,180	2.6%
Total Revenue Source:	\$200,895	\$284,177	\$323,088	\$330,180	2.2%

Expenditures by Expense Type

Budgeted Expenditures by Expense Type



Name	FY2023 Actual	FY2024 Actual	FY2025 Budgeted	FY2026 Budgeted	Change %
Expense Objects					
Personnel Services					
Salaries and Wages Full-Time	\$0	\$0	\$50,722	\$54,790	8%
Salaries and Wages Part-Time (FRS Eligible)	\$53,502	\$33,214	\$0	\$0	0%
Salaries and Wages Cell Phone Stipend	\$0	\$0	\$480	\$480	0%
Overtime Regular	\$0	\$9	\$0	\$3,000	N/A
Special Pay Accrued Leave Buyback	\$3,680	\$0	\$0	\$0	0%
FICA Taxes	\$0	\$0	\$3,140	\$3,397	8.2%
FICA Medicare	\$797	\$480	\$736	\$794	7.9%
Retirement Contributions FRS Pension	\$6,656	\$4,514	\$6,914	\$7,692	11.3%
Retirement Contributions Deferred Compensation Match	\$0	\$0	\$1,522	\$1,644	8%
Life and Health Insurance Insurance	\$0	\$0	\$23,908	\$9,141	-61.8%
Workers' Compensation Premium	\$2,173	\$1,185	\$0	\$0	0%
Total Personnel Services:	\$66,809	\$39,401	\$87,422	\$80,938	-7.4%
Operating Expenditures					
Prof. Services General	\$19,818	\$18,617	\$35,000	\$35,000	0%
Contractual Services General	\$0	\$45,421	\$0	\$0	0%
Contractual Services Merchant Card Processing Fees	\$1,876	\$1,137	\$1,800	\$500	-72.2%
Travel and Per Diem Training and Per Diem	\$0	\$0	\$1,500	\$975	-35%
Communications Services Telephone	\$0	\$0	\$200	\$0	-100%
Utility Services Water	\$9,597	\$14,073	\$5,000	\$30,000	500%

Name	FY2023 Actual	FY2024 Actual	FY2025 Budgeted	FY2026 Budgeted	Change %
Utility Services Electricity	\$4,352	\$3,043	\$2,500	\$2,700	8%
Rentals and Leases Equipment	\$2,858	\$4,980	\$5,000	\$5,000	0%
Repair & Maint. Services Equipment	\$766	\$351	\$2,000	\$2,000	0%
Repair & Maint. Services Vehicles	\$0	\$0	\$5,000	\$0	-100%
Repair & Maint. Services Grounds	\$15,720	\$74,367	\$14,348	\$14,348	0%
Printing and Binding General	\$310	\$258	\$1,500	\$1,500	0%
Promotional Activities General	\$10,531	\$11,497	\$17,000	\$17,000	0%
Other Current Charges/Obligations Permits & Licenses	\$50	\$72	\$600	\$600	0%
Office Supplies General	\$1,131	\$635	\$1,000	\$1,000	0%
Operating Supplies Cost of Goods Sold (Patch)	\$4,470	\$14,191	\$15,000	\$15,000	0%
Operating Supplies Gasoline and Diesel Fuel	\$180	\$47	\$1,500	\$1,600	6.7%
Operating Supplies Miscellaneous	\$6,020	\$12,794	\$15,000	\$15,000	0%
Prof. Services General	\$0	-\$3,000	\$0	\$0	0%
Contractual Services General	\$0	\$0	\$85,000	\$85,000	0%
Total Operating Expenditures:	\$77,679	\$198,482	\$208,948	\$227,223	8.7%
Capital Outlay					
M&E M&E	\$9,156	\$0	\$0	\$0	0%
Total Capital Outlay:	\$9,156	\$0	\$0	\$0	0%
Intergovernmental Transfers Out					
Intragovernmental Transfers Out Transfer to Facilities Fund	\$11,175	\$12,234	\$5,309	\$3,547	-33.2%
Intragovernmental Transfers Out Transfer to Fleet Mgmt Fund	\$3,166	\$0	\$2,355	\$2,245	-4.7%
Intragovernmental Transfers Out Transfer to IT Systems Fund	\$1,808	\$9,825	\$19,054	\$16,227	-14.8%
Total Intergovernmental Transfers Out:	\$16,149	\$22,059	\$26,718	\$22,019	-17.6%
Total Expense Objects:	\$169,793	\$259,943	\$323,088	\$330,180	2.2%

 **DANIA BEACH**