The Dania Beach Community Redevelopment Agency invites your interest in the position of Executive Director
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 Highway, Marine, Sun Garden Isles and West Bryan Road. Dania Beach is a city of 32,030 people as of July 1, 2017. Its population has grown 8.1 percent since 2010, which is more than the US, but less than the rest of Broward County.

There are approximately 9,609 people living in the Redevelopment Area which represents about 30% of all city residents. Median age for residents in the Redevelopment Area is 39.3, lower than the citywide median age of 41.9. With recently developed and approved residential and mixed-use projects in the pipeline, it is anticipated that the Redevelopment Area will experience population and commercial growth.

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.

**Background and History**

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 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.
The Executive Director is employed by and reports directly to the CRA Board. The CRA Board is comprised of the Commissioners of the City of Dania Beach. The CRA Board includes the Chair and four Board members, all of whom are elected at large on a non-partisan basis for four-year terms with two-term limits. The candidate with the highest number of votes serves as the Mayor for two years. The CRA Board determines policy, adopts legislation and approves the CRA’s budget. The Commission appoints the City Attorney and City Manager, while the CRA Board appoints the CRA Executive Director. The staffing complement for the CRA includes 5.5 full-time equivalent employees.

The CRA functions as a fully-blended component unit of the City of Dania Beach. The CRA is audited as part of the audit for the City of Dania Beach. At the pleasure of the CRA Board, the City Attorney also serves as the CRA Attorney, with assistance from Special Counsel. The City Clerk serves as the CRA Secretary. The Finance Director serves as the CRA Treasurer. Through a cost allocation plan, the CRA receives services from various City of Dania Beach departments. Over time, the Redevelopment Area has seen steady growth as shown by the incremental increase to the tax base. While most CRAs receive tax increment financing (TIF) from both the governing City and County, the Dania Beach CRA receives neither. The Dania Beach City Commission adopted Ordinance No. 2011-002 on January 11, 2011, providing for a covenant to budget and appropriate legally available funds to pay an amount equal to the City’s annual contribution to the tax increment financing (TIF) of the CRA for the term of the CRA. Alternative to the adopted Ordinance, the City has and continues to provide the CRA with a General Fund contribution in lieu of City TIF.

The combined proposed budget for Funds 106 and 112 for Fiscal Year 2021 totals $2,307,141 including operations, transfers, and re-appropriations. About 46 percent of the proposed revenue stems from contributions from the City of Dania Beach General Fund.
Challenges & Opportunities

One of the greatest opportunities that the CRA has is the ability to execute a CRA Plan update utilizing the upcoming 2020 Census data. The current CRA Plan was updated in 2015 but has several sections based on the 2009 Redevelopment Plan. With the new Census data and stakeholder involvement, the CRA can update the Plan to reflect changing needs and circumstances with a refined vision for the future.

The COVID-19 pandemic and associated economic decline presents an opportunity for the CRA to attract industries and businesses that may not have seen Dania Beach as a viable home. Vacancy rates, new construction and property values will likely have an impact that will force the CRA to think creatively and strategically about business attraction and retention tools and targets.

The Ideal Candidate Will

- The Ideal Candidate will have a Bachelor’s Degree; five (5) years of related work experience; or an equivalent combination of training, education, and experience.
- Be detail-oriented and a problem-solver with outstanding analytical skills;
- Be an excellent communicator - someone who interacts with clarity both orally and in writing, but also someone who listens carefully and understands before responding;
- Be confident and thoughtful - someone who is assertive and recognizes the importance of research and planning before taking risks and making decisions;
- Be candid and straightforward - someone who provides accurate information and is unafraid of diplomatically indicating when ideas are problematic;
- Be an avid learner - someone who promotes education among staff and seeks opportunities to learn about various methods and techniques;
- Be conscientious - someone who is cognizant about policies, statutory requirements, deadlines and laws governing CRAs and public boards;
- Be an approachable relationship builder – someone who is outgoing and willing to sell the CRA/City brand to stakeholders through strategic networking and maintaining constructive relationships;
- Be creative yet realistic - someone who can envision new ideas, projects and programs yet be mindful of the environmental, budgetary, and historical context;
- Be a motivated, action-oriented self-starter - someone who identifies issues, opportunities and methods to accomplish goals;
- Be inspiring someone who manages staff with motivation, encouragement and mentorship;
- Be respectful - someone who embraces customer service at all levels and understands and appreciates the role of the Board as a policy-making body;
- Be flexible - someone who can make decisions in difficult situations and adjust based on environmental dynamics; and
- Be honest, ethical and accountable - someone who sets the example for staff and promotes a positive work environment;
Under the general direction of the Community Redevelopment Agency Board, incumbent is responsible for directing and overseeing the Community Redevelopment Agency. Responsibilities include coordinating and administering all redevelopment activities, directing staff, establishing programs and budget preparation. Recommends and implements strategic courses of action resulting in private sector investments, catalytic public sector improvements, elimination of slum and blight, sustainable economic development and enhanced quality of life for the Redevelopment Area. Employee will follow-up on mandates and directives of the Community Redevelopment Agency Board. In addition, the employee serves as a liaison between the Community Redevelopment Agency Board and developers working on major projects within the Redevelopment Area. Work is reviewed by completion of assignments and results obtained.

- Prepares and manages annual CRA budget in compliance with F.S. Chapter 163, Part III.
- Prepares and submits CRA Annual Report in compliance with F.S. Chapter 163, Part III.
- Reads and understands the Redevelopment Plan and ensures that activities are in alignment with the Plan.
- Identifies, grants, loans, donations, sponsorships and other resources that will aid the CRA in its redevelopment, economic development, and revitalization efforts.
- Develops and presents to the Board for its adoption, programs, policies and procedures for the operation of the CRA.
- Maintains relationships with funding partners and administers contractual agreements with other governmental agencies.
- Provides oversight and management of Federal/State Grant programs designed to assist with redevelopment goals.
- Identifies, meets, and confirms with commercial and housing developers and financiers on an ongoing basis in order to market opportunities available within the City and encourage the creation of new developments within the City.
- Uses software tools and work with City planning staff to identify vacant parcels within the CRA which might be used for redevelopment purposes.
- Meets with City staff in order to gain a thorough understanding of the City’s planning efforts.
- Meets with community groups and businesses on a periodic and ongoing basis and solicit their input on matters of development and redevelopment within the CRA.

The Position

Develops potential incentive packages, provides market assessments/impacts, and monitors development trends.

Assists with the development of capital projects included in the Redevelopment Plan.

Makes public presentations to the CRA Board, City Commission and other public/private organizations regarding redevelopment, and CRA business, initiatives and focus.

Liaises with business and industry organizations to further redevelopment goals.

Acts as a community liaison pertaining to CRA initiated projects.

Informs and engages neighborhood associations, community groups and other stakeholders in the redevelopment process.

Serves as a Technical advisor to the Community Redevelopment Agency Board (City Commission) and advisory boards.

Maintains relationships and partnerships with City staff and stays abreast of projects within the Redevelopment Area.

Promotes and disseminates information about CRA activities to stakeholders through media, print and social media; attends and conducts various meeting and presentations.

Supervises management and administrative staff and consultants.

Executes and manages special projects.

Provides comprehensive knowledge of redevelopment programs and financing. Develops potential incentive packages, provides market assessments/impacts, and monitors development trends.

Writes requests for proposals and policies in the interest of the CRA.

Evaluates and drafts recommended updates and amendments to the CRA Plan.

Acts as an ombudsman for development projects within the CRA and participates in the development review process.

Negotiates contracts, incentives, developer agreements, and projects; administers same.
Relevant Documents

CRA Plans, Annual Reports, Maps and Budgets may be found at [www.daniabeachcra.org](http://www.daniabeachcra.org).

The Current Executive Director

The current Executive Director has served for nearly three years. She recently resigned to take a position closer to her home.

Compensation

Salary will depend on qualifications and experience. The established salary range is from $91,001 - $145,602. Residency in the City of Dania Beach is not required. Benefits are excellent and include medical, dental, vision, EAP, life insurance, short-term disability, and supplemental insurance among other options. The Executive Director will participate in the Florida Retirement System.

How to Apply

If interested in this opportunity, applicants may apply online at [https://daniabeachfl.gov/careers](https://daniabeachfl.gov/careers). Candidates should apply electronically no later than September 15, 2020 with resume, cover letter and references. The City of Dania Beach is an Equal Opportunity/ADA Employer. According to Florida’s broad Public Records/Sunshine Law, employment applications and resumes are subject to public disclosure.

The Process

First review of applications will begin on September 16th. The CRA Board will select candidates to invite for interviews prior to October 1st. Interviews will take place with the entire CRA Board through a public process and a selection will be made shortly thereafter. A conditional offer will be contingent upon successful completion of a background check and all pre-employment screening.

Supplemental Information

At the Dania Beach Community Redevelopment Agency, discriminatory harassment is defined as unwelcome verbal, written or physical conduct which is directed at a person because of race; color; religion; sex; national origin; age; marital status; political affiliation; familial status, disability; sexual orientation; pregnancy; gender identity or expression; veteran or service member status; lawful source of income; genetic information; or being the victim of dating violence, domestic violence, or stalking; or any other legally recognized status entitled to protection under local, state or federal anti-discrimination laws.

Veteran’s preference is available upon request. Dania Beach residents receive preference points.