

March 13, 2017 HBCRA Meeting
After Action Report

Board of Directors:

Icebox Café: Staff to provide Steven Sorensen of IceBox Café with a list of the local employable workforce (employment agency) and local vendors in order to increase local participation by IceBox Café. **Assigned to Human Services Director.**

On March 15, 2017, staff provided Steven Sorensen with a database of approximately 2, 228 local vendors registered as an employer within the City and identified by business name, legal name, quadrant, mailing address, contact information, as well as business license type.

Director Lazarow:

Public display signs: Staff to correct Director Lazarow's name on the project public display signs across the City. **Assigned to Public Works Director.**

Director Lazarow's name was corrected on project signage on 3/17/17.

Director Taub:

Community Garden: Staff to look into the potential of selling products from the community garden to local vendors. **Assigned to HBCRA**

Staff worked with Health in the Hood (HITH) to develop a business model. The business model is attached to this communication.

Vice Chair London:

CBP Projects: Staff to provide standard employment verification form in lieu of W2 and W9 for those projects related to CBP. **Assigned to Human Services Directors.**

Documents have been collected and a transmittal memorandum is being prepared. Project should be completed by April 22, 2017.

NK Ventures and Attorney Zelkowitz: Staff to provide how much the City has paid NK Ventures and HBCRA Attorney Zelkowitz to evaluate documents related to the HBC Medical Project. **Assigned to HBCRA.**

Total is \$43,157:

\$35,845 Gray Robinson (includes original DA, First and Second Amended/Restated DAs)

\$7,312 N-K Ventures, detailed invoices report is attached to this communication. The HBC Medical Project status is scheduled for discussion during the April 17, 2017 HBCRA Board meeting.

Comparison - HBCRA to other Redevelopment Agencies: Staff to provide a comparison of the Financial State (growth) of the HBCRA compared to other Redevelopment Agencies. **Assigned to HBCRA.**

The graph in the HBCRA Annual Report Page 24 represents that the value of the properties in the HBCRA Community Redevelopment Area increased by 212.43% from 1996 to 2015. This increase in value is a function of the Broward County Property Appraiser's Office and general economic conditions.

Staff is working on collecting the data from other nearby CRA's. The data will be a simple analysis of the increase in valuation from date of inception of the CRA to its current tax roll.

Report on Projects in the Fashion Art and Design District: Staff to provide a report on the various projects within the Fashion Art & Design District. **Assigned to HBCRA.**

There will be a presentation for all the projects at the Fashion Arts and Design District (FADD) at the next HBCRA Board of Directors Meeting on Monday, April 17, 2017.

Chair Cooper:

Improve Fencing: Staff to look into improving the fencing near the rear of the community garden. **Assigned to HBCRA.**

The fence in the rear of the community garden is owned by the adjacent property located at 18 SW 10 Street. Code Enforcement contacted the property owner requesting to fix the fence and clean up the property. The property owner deadline to fix the fence and clean up the property was April 9, 2017.

Staff will follow up on the status of the fence repair on the established deadline. Additionally, there was a large dead tree on the SE corner of the lot. Staff requested the Public Works Department to remove the tree. This task is scheduled to be completed by the first week of April.

Finally, staff contacted the property owner of the adjacent property to the community garden, Comcast, to utilize the wall of their building facing the garden for an art mural. An agreement between the City, Health in the Hood and Comcast has been prepared by the City Attorney's Office, for Comcast's review, to allow the City and Health in the Hood to paint a mural on the wall. Further, Health in the Hood has knowledge of a few artists that are willing to donate their time to complete a professional mural. They will only request for some of the supplies to be covered by the City or HBCRA.



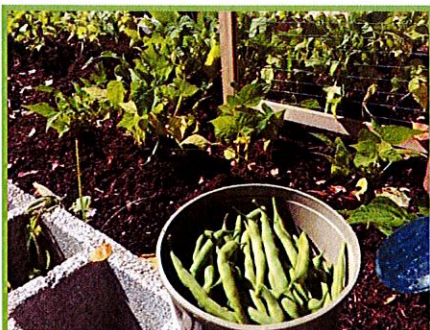
Hallandale Beach Community Garden

A partnership between the City of Hallandale Beach, the Hallandale Beach Community Redevelopment Agency and Health in the Hood.



Business Model

The City of Hallandale Beach and the HBCRA, in partnership with Health in the Hood (HITH), designed and installed the first community garden in the City. The community garden is located at 23 SW 9 Street, Hallandale Beach, FL 33009. The site is a 13,631 SF City-owned parcel in close proximity to South Dixie Highway. This new community garden constitutes the first opportunity to grow fresh produce for Hallandale Beach residents. The Project is a three-way partnership between the City of Hallandale Beach (providing the land); the Hallandale Beach Community Redevelopment Agency (providing the seed funding) and Health in the Hood (HITH), a not for profit organization that builds and maintains community vegetable gardens in disadvantaged neighborhoods. The communities in which they work have limited access to fresh fruits and vegetables, health education or exercise. HITH works with local community groups to facilitate nutrition, fitness and urban gardening workshops. The goal of the community garden is to bring the community together while growing fresh, local food.



Hallandale Beach Community Garden

General Project Information

Project Name: Hallandale Beach Community Garden

Project Location: 23 SW 9 Street, Hallandale Beach, FL 33009

Parcel Size: 13,631 SF

Parcel Zoning: Central Regional Activity Center (RAC)

Garden Management: Health in the Hood, Asha Loring

Benefits of the Community Garden

- ✕ Improves quality of life
- ✕ Provides a catalyst for the neighborhood and community development
- ✕ Stimulates social interaction
- ✕ Encourages self-reliance
- ✕ Beautifies neighborhoods
- ✕ Produces nutritious food
- ✕ Reduces family food budgets
- ✕ Conserves resources
- ✕ Creates opportunity for recreation, exercise and education
- ✕ Preserves green space
- ✕ Provides opportunities for intergenerational and cross-cultural connections

Community gardens provide fresh and nutritious foods and also serve a place to build supportive relationships among people of all ages and backgrounds. The Hallandale Beach Community Garden will serve as a place to educate citizens about the importance of good and healthy nutrition, and prevention of diseases and obesity.

Objectives

- ✕ To produce local organic food to promote a healthier lifestyle.
- ✕ To strengthen the sense of community within the City of Hallandale Beach by creating a safe place for families and children to meet, relax and develop friendships.
- ✕ To apply sustainable living practices and providing a site for environmental education, gardening, and exercise.

Finances

The Hallandale Beach CRA is providing funding in the amount of \$25,000 for the first year for the installation and maintenance of the garden. Projected revenue by Health in the Hood will aim to cover ongoing costs.



Management

Health in the Hood is responsible for all activities and maintenance of the land and community garden in accordance to the executed License Agreement to Operate Community Garden between the City of Hallandale Beach, Hallandale Beach CRA and Health in the Hood. All activities will be conducted in accordance to the agreement and regulations by the City of Hallandale Beach.

Insurance

Health in the Hood has provided Certificate of Insurance, which will be renewed accordingly.

Zoning Considerations

The sale of produce at the community garden is not allowed other than during permitted special events. In any case, generally, commercial uses, including the sale of produce, are not permitted in residential zoning districts. The current location for the Hallandale Beach Community Garden is zoned Central Regional Activity Center (RAC) and belongs to the RAC Neighborhood sub-district. Sales of produce would be considered as commercial services, identified in the Code as "Stores and services, general" and are prohibited in RAC Neighborhood sub-district (Chapter 32 - Table 32-193(a), allowable uses).



An amendment to the City's Code is anticipated in the upcoming months. The amendment will incorporate regulations relevant to community gardens.

Operations

Garden Design – The garden has been designed to include eight (8) rectangular beds and five (5) square beds. Also, there is space allocated for ten (10) family vegetable plots through Health in the Hood's Grow Your Own program.

Water – The City of Hallandale Beach installed the irrigation system at the garden. According to the License Agreement, Health in the Hood shall have sole responsibility for providing for all water, electricity, heat, sewage, storm water or any other utility service used on the parcel.

Access – The Community Garden will be open to all and all will be able to participate in garden activities. The Garden Manager, Shanternette Robinson will be on site Monday to Saturday between 4:00 PM and 5:00 PM. Garden may be accessed from Dawn to Sunset. No activities or parking should be allowed at the community garden during night hours.

Produce and Distribution – The vegetables and other plants that may be planted at the garden are collard greens, eggplant, green beans, radishes, onions, arugula, swiss chard, lettuce, cucumber, bok choy, parsley, carrots, tomato, peppers, kale, basil, oregano, mint, rosemary and broccoli.

Currently, Health in the Hood is collaborating with the City's Human Services Department to distribute vegetables grown in the garden at the Hallandale Beach Community Center. Health in the Hood will deliver up to three large harvests per year to the OB Johnson Park/Austin Hepburn Center. The first large harvest will include collard greens, green beans and lettuce. The remaining produce is distributed by the garden managers to local residents on a daily basis, or as the vegetables mature. Daily harvests currently consist of tomatoes, green beans, swiss chard radishes, herbs and lettuce. Each daily yield can consist of approximately one to two pounds of produce that is given to local residents. As the garden continues to mature the next crops to be harvested will be peppers, tomatoes, collard greens and cucumbers. Family vegetable plots will be planted on April 1, 2017. The produce currently being grown is all distributed for free to residents living near the garden. Five additional small beds were recently added to the garden. They will be planted on April 1, 2017 as well. Once the family plots and new beds are producing vegetables HITH will begin working with local food pantries and charities including Victory Christian Ministries and The Hallandale Beach Rotary Club to establish a produce pick up model to increase project impact and reach.



Arrangements and Events

Arrangement / Event	Description
Membership	Although, there is no membership required to participate in garden activities participants are encouraged to sign up to become Health in the Hood members during garden activities. HITH memberships are free.
Family Plots	Ten family vegetable plots are available and will be planted on April 1, 2017. Six residents are currently signed up. The garden manager will assist the remaining families at a later date.
Educational Courses	Five nutrition and fitness workshops will be held at the Hallandale Beach community center during the summer months.
Community Events	Ground Opening, Paint Day, Family Vegetable Plot Planting Day, Mural Completion Day



Marketing and Promotion

Ways of Spreading the Word

Hallandale Happenings
Flyers to be distributed in City Facilities
Word of Mouth
Sponsors
Facebook
Instagram
Twitter



Contact Information

Health in the Hood

Asha Loring, Executive Director
Ph. 917-363-1275
a.loring@healthinthehood.org
www.healthinthehood.org



HBC Medical Holding

N-K Ventures

Invoices

January 23- April 8,2015

\$ 5,037.50

April 9- August 15, 2015

\$ 2,275.00

Total N-K Venture**\$ 7,312.50****Invoice #****Invoice Date****Amount**

Invoice # 10523769

3/18/2015

\$ 3,105.00

Invoice # 10545759

6/5/2015

\$ 3,905.00

Invoice # 10555150

7/7/2015

\$ 112.50

Invoice # 10560669

7/31/2015

\$ 1,687.50

Invoice #10573543

9/14/2015

\$ 405.00

Invoice # 10577967

10/7/2015

\$ 10,687.50

Invoice # 10587268

11/13/2015

\$ 3,402.50

Invoice # 10593903

12/14/2015

\$ 480.00

Invoice # 10659847

1/8/2016

\$ 1,327.50

Invoice #10606659

2/12/2016

\$ 337.50

Invoice # 10612069

3/8/2016

\$ 697.50

Invoice # 10620507

4/12/2016

\$ 5,737.50

Invoice # 10628188

5/18/2016

\$ 787.50

Invoice # 1063555

6/20/2016

\$ 157.50

Invoice # 10689174

2/15/2017

\$ 1,282.50

Invoice # 10694360

3/13/2017

\$ 1,732.50

Total Gray Robinson**\$ 35,845.00****Total Legal services****\$ 43,157.50**