

CRA IMPACT STUDY

PRODUCED IN CONJUNCTION WITH
FLORIDA REDEVELOPMENT ASSOCIATION



FEBRUARY 2013

Facilitated By Redevelopment Management Associates



TABLE OF CONTENTS

SUMMARY

CASE STUDIES

DAVIE

DEERFIELD BEACH

POMPANO BEACH

HALLANDALE BEACH

MARGATE

HOLLYWOOD

FORT LAUDERDALE

ECONOMIC ANALYSIS

TESTIMONIALS

February 7, 2013

Legislative Delegation Chair

In these difficult times, Municipalities throughout the State of Florida have utilized their Community Redevelopment Agencies (CRA's) to attract private sector investment to stabilize a very insecure market. In the seven case studies analyzed in Broward County, a public investment of only \$19.5 million attracted over \$371.8 million in private sector investment! This investment resulted in the creation of approximately 2,147 new jobs!

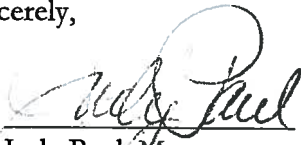
While the cities have struggled to maintain their millage rates, there are continued attempts to remove or disable this redevelopment tool through legislative change. CRA's are the only tools cities have that are solely dedicated to redevelopment of blighted areas to promote economic vitality, growth, and job creation.

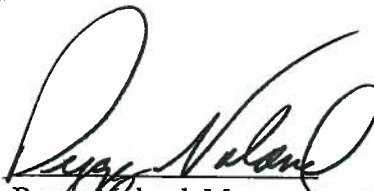
The summary page of this report encapsulates the extensive amount of control and oversight that Counties enjoy through Florida Statute 163; Part III.


Never before has such a comprehensive report been prepared to exemplify the true value and economic impact of CRA's. We implore the legislative delegation to act as a leader in ensuring this message is not lost. To do so, would only result in undermining future job creation and widespread "dis-investment" resulting in tax increases to the general public and more strain on the state budget through unemployment rectification.


Thank you for your consideration.

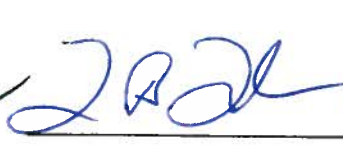
Sincerely,

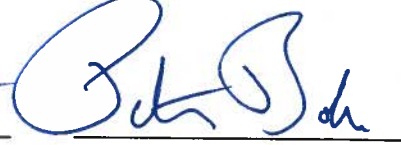

Judy Paul, Mayor
Town of Davie

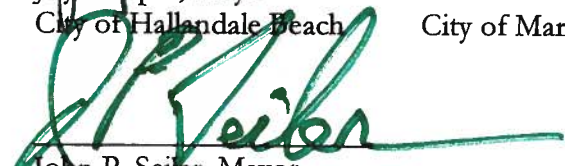

Peggy Noland, Mayor
City of Deerfield Beach


Lamar Fisher, Mayor
City of Pompano Beach


Joy Cooper, Mayor
City of Hallandale Beach


Frank B. Talerico, Mayor
City of Margate


Peter Bober, Mayor
City of Hollywood


John P. Seifer, Mayor
City of Fort Lauderdale

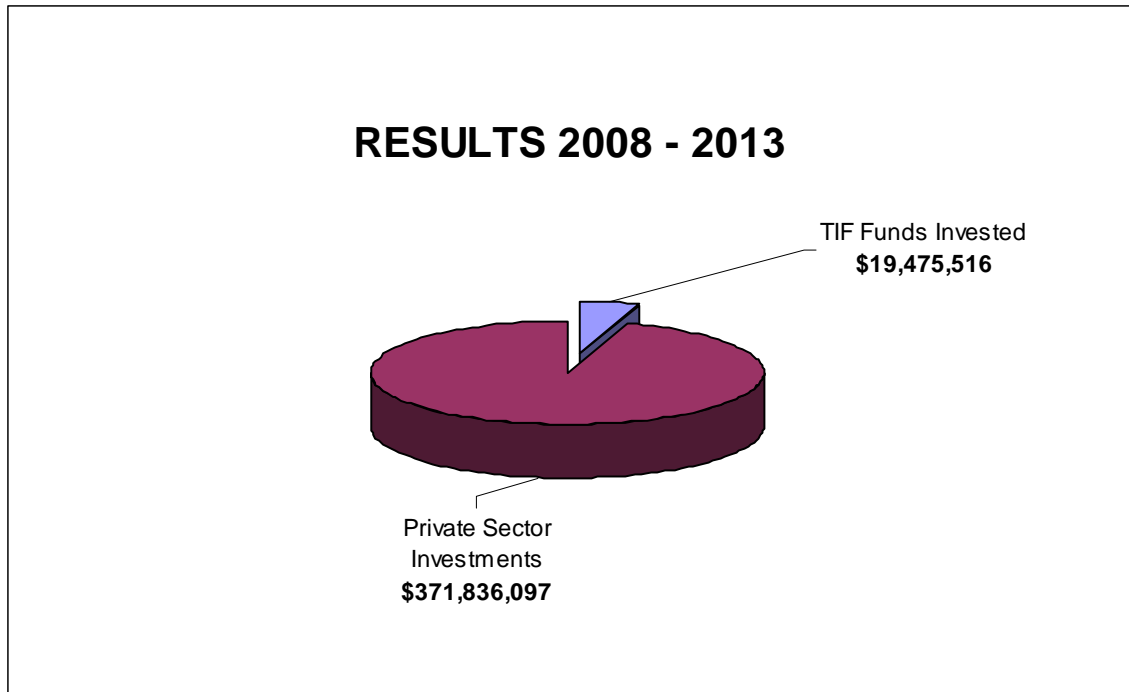
SUMMARY

SUMMARY

This report will illustrate and quantify the effects of public investment in selected CRA districts in Broward County. Seven CRA's were analyzed during a five year period from 2008 to 2013. These include the Town of Davie, City of Deerfield Beach, City of Pompano Beach, City of Hallandale, City of Margate, City of Hollywood and City of Fort Lauderdale. Four main areas were analyzed including: TIF Funds Invested, Private Funds Invested, TIF Funded Public Infrastructure Projects and Job Creation. All city studies exemplify that "but for" the CRA redevelopment activity, this degree of private investment would not have occurred.

In total, approximately **\$19,475,516** in TIF funds has been invested through the redevelopment programs. These funds leveraged more than **\$371,836,097** in private sector investment and more than **2,147** jobs were created. Collectively, the CRA's have invested approximately **\$136.2** million in TIF funded infrastructure improvements, some of which occurred on county roads.

It should be noted that this section of the report does not contemplate the spin-off effect to the County in the form of increased property values in surrounding "non-CRA" areas, County collection of additional gas tax, bed tax or business tax receipts.



KEY POINTS

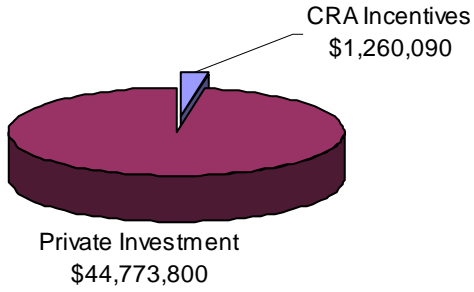
Re: Value of CRA's and their mission

- When a CRA is established, the community is invited to share its input and help create the redevelopment plan, or the blueprint for progress. This transparent and wholly public process includes a statutory requirement for the Community Redevelopment Agency (CRA) to prioritize the timing of the projects in the plan.
- Before implementation, a CRA's master plan must be adopted by the local city and/or county.
- CRA's have proven historically to provide distressed communities with a better economy through improved infrastructure, job opportunities and housing. Our mission is to make housing and urban areas safer for residents, to preserve and grow business, and provide a sense of place for all who live there.
- Citizens benefit from the efforts of their local CRA and its ultimate goal to improve blighted conditions within the community.
- Redevelopment is a wise strategic investment, especially during tough economic times. Floridians should recognize that CRA's work in the communities' best interests, creating unity and ensuring the overall vitality of the city.
- Think of where your city was just 10 years ago. The changes and improvements you have seen are likely a result of the leadership and aggressive efforts of your elected officials who have created a local CRA.

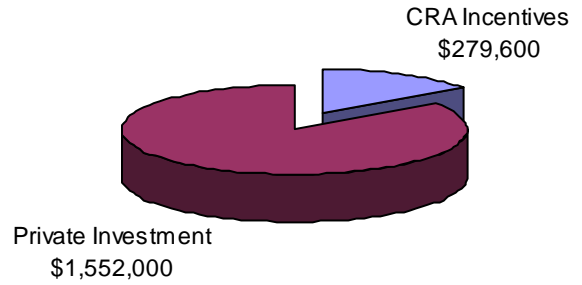
CASE STUDIES

2008 - 2013 Results Of CRA's In Broward

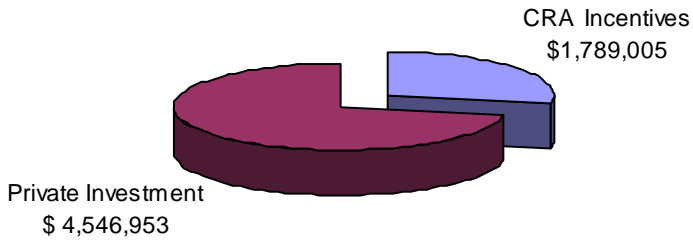
Davie



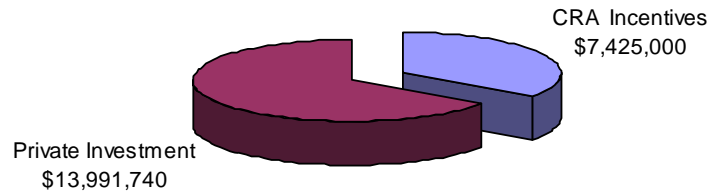
Deerfield Beach



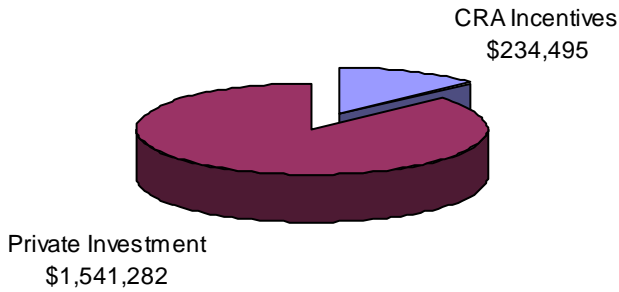
Pompano Beach



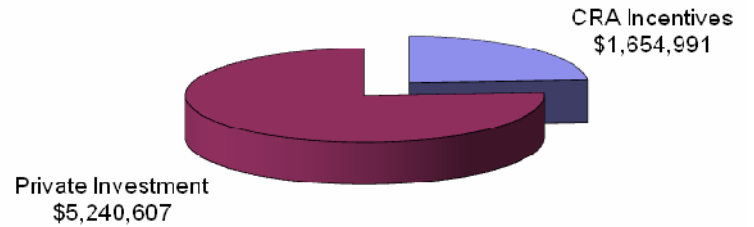
Hallandale Beach



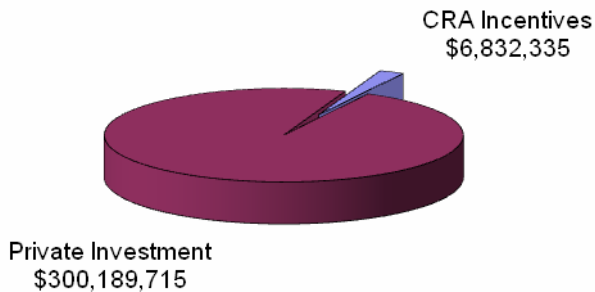
Margate



Hollywood



Fort Lauderdale



ECONOMIC ANALYSIS

Davie Community Redevelopment Agency

General Information

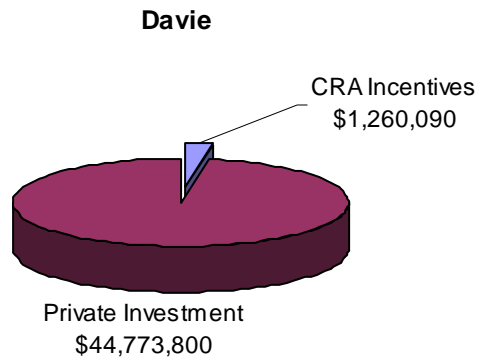
CRA Board of Directors	Judy Paul: Mayor, Marlon Luis: Vice Mayor, Bryan Caletka, Caryl Hattan, Susan Starkey
Town	Richard Lemack
CRA Attorney	Susan Delegal, Billing, Cochran, Heath, Lyles Mauro and Anderson, PA
Redevelopment	Will Allen
Mailing Address	3921 SW 47 Avenue, Suite 1008, Davie, FL 33314
Telephone	954-797-2093
Fax	954-797-1200
E-Mail	will_allen@davie-fl.gov
Regular Meetings	First and Third Wednesdays of each month; 5:00 pm
Base Year	1988; expanded in 1994 & 1997
CRA Area	1104

TIF Funded Public Infrastructure

	2008	2009	2010	2011	2012	2013	Total
Utility Upgrades	\$1,101,500	\$1,379,240	\$167,240	\$300,049	\$325,000	15,000,000	\$18,273,029

Leveraged Private Sector Investment vs. CRA Incentives

	2008	2009	2010	2011	2012	2013	Total
CRA Incentives		\$ 157,635	\$ 189,600	\$100,000	\$ 152,855	\$660,000	\$ 1,260,090
Private Investment	\$ -	\$ 850,000	\$1,006,000	\$ 379,945	\$ 2,037,855	\$40,500,000	\$ 44,773,800



Testimonials - Town of Davie

*Davie Premier Management, LLC
dba Flashback Diner & CoffeeHouse
4125 SW 64th Avenue
Davie, FL, 33314
Phone : 954-321-3400
Email: info@flashbackdiner.com*

July 10, 2012

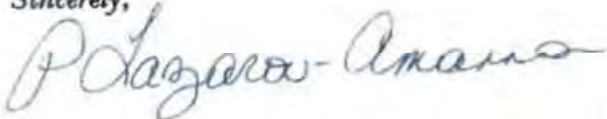
To Whom It May Concern:

I am writing this letter as a testimonial to the Town of Davie Loan Subsidy Program and the Commercial Property Improvement Grant Program offered by the Town of Davie Community Redevelopment Agency.

I was very pleased to find that the Davie CRA has programs available to help spur redevelopment in Downtown Davie. As a result, I was able to partake in both the CRA Loan Subsidy Program and the CRA Commercial Property Improvement Grant Program to redevelop and enhance a property I recently purchased. The funds were used to completely rehabilitate a former restaurant into a new restaurant with a large outdoor patio area, landscaping and parking lot. The funds allowed me to provide additional amenities which lead to a very successful business.

I feel the programs offered by the Davie CRA have made an enormous difference in the Downtown area and to other properties nearby. I would highly recommend this program to other business owners.

Sincerely,



*Toulia Amanna
Flashback Diner & CoffeeHouse
954.321.3400*

Testimonials - Town of Davie



Testimonials - Town of Davie



July 11, 2012

To Whom It May Concern:

We recently renovated and enlarged our retail store in Downtown Davie.

The Town of Davie Community Redevelopment Agency was extreme cordial and helpful during this process, and we were able to take advantage of the Commercial Loan Subsidy Program. We, also, received a substantial cash grant toward the cost of our project.

Both of these programs allowed us money to make our project first class and gain extra square footage.

These programs are very valuable to small business people, like myself, and I certainly would recommend them to others.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alfred D. Griffin'.

Alfred D. Griffin
President

6211 ORANGE DRIVE • DAVIE, FLORIDA 33314

PHONE: 954 587 9000 • FAX: 954 587 9734

www.griffswestern.com

Testimonials - Town of Davie



Testimonials - Town of Davie



Security Innovative Solutions

Elevator Control • Access Control • CCTV • Intercoms • Parking Control
Licensed & Insured • License # EF-20000832

July 25, 2012

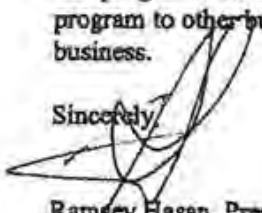
To Whom It May Concern:

I am writing this letter as a testimonial to the Town of Davie Commercial Property Improvement Grant Program offered by the Town of Davie Community Redevelopment Agency.

Recently, I purchased an old office building in Downtown Davie which was in dire need of repair. Fortunately, I found out about a program offered by the Town of Davie Community Redevelopment Agency called the Commercial Property Improvement Grant Program. I was very excited to learn that the Davie CRA has programs available to assist with redevelopment in Downtown Davie. The funding allowed the renovation to take place which otherwise would not have happened.

This program assists business owners in the redevelopment area with assistance and allows them to redevelopment and/or enhances their property to bring about revitalization of the area. I feel the program has made an enormous difference to my business and would recommend this program to other business owners. It has truly made a very positive difference in the area and my business.

Sincerely,


Ramsey Hasan, President
Kirby Real Estate

6415 SW 41st St. Davie FL, 33314
Phone: (954) 358-0799 Fax: (954) 583-1853

Testimonials - Town of Davie



Testimonials – Town of Davie



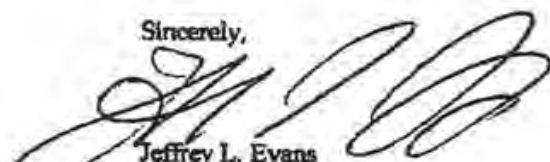
7/25/2012

To Whom It May Concern:

I am writing this letter as a testimonial to the Town of Davie Commercial Property Improvement Grant Program offered by the Town of Davie Community Redevelopment Agency.

As the Architect/ Builder of a small piece of land, I had a vision to build 10 new townhomes in the redevelopment area. With the tough economic times it has been difficult to fund, construct or build anything due to the current market conditions. Fortunately, the Town of Davie Community Redevelopment Agency has a program available called the Commercial Property Improvement Grant Program of which I was able to take advantage of. The program assists business/property owners in the redevelopment area with assistance and allows them to redevelop and/or enhance their property to bring about revitalization of the area. I feel the program has made an enormous difference with the addition of 10 new townhomes to the area and would recommend this program to others. It has truly made a very positive difference in the area.

Sincerely,



Jeffrey L. Evans
Architect/ Builder

Jeffrey Evans
Associates p.c.

8930 State Road 84, Suite 112
Davie, Florida 33324
(954) 474-6974
Fax (954) 474-4330

Testimonials – Town of Davie



Deerfield Beach Community Redevelopment Agency

General Information

CRA Board of Directors	Peggy Noland: Mayor, Bill Ganz: Vice Mayor, Joe Miller, Ben Preston, Marty Popelsky
City Manager	Burgess Hanson
CRA Attorney	Andy Maurodis
CRA Director	Kris Mory
Mailing Address	150 N.E. 2 nd Avenue, Deerfield Beach, FL 33441
Telephone	954-480-4266
Fax	954-480-4268
E-Mail	kmory@deerfield-beach.com
Regular Meetings	2 nd Tuesday of the month
Base Year	1999
CRA Area (Acreage/Miles)	165

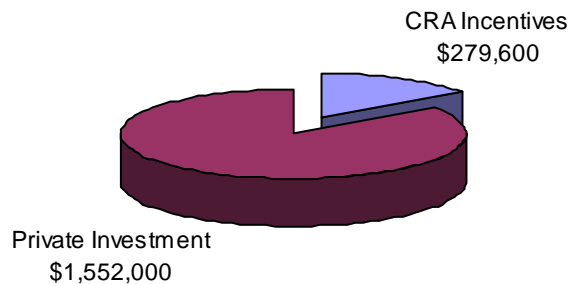
TIF Funded Public Infrastructure

	2008	2009	2010	2011	2012	2013	Total
Utility Upgrades, Streetscape, Lighting			\$1,900,000	\$3,200,000	\$5,400,000	\$6,800,000	\$17,300,000

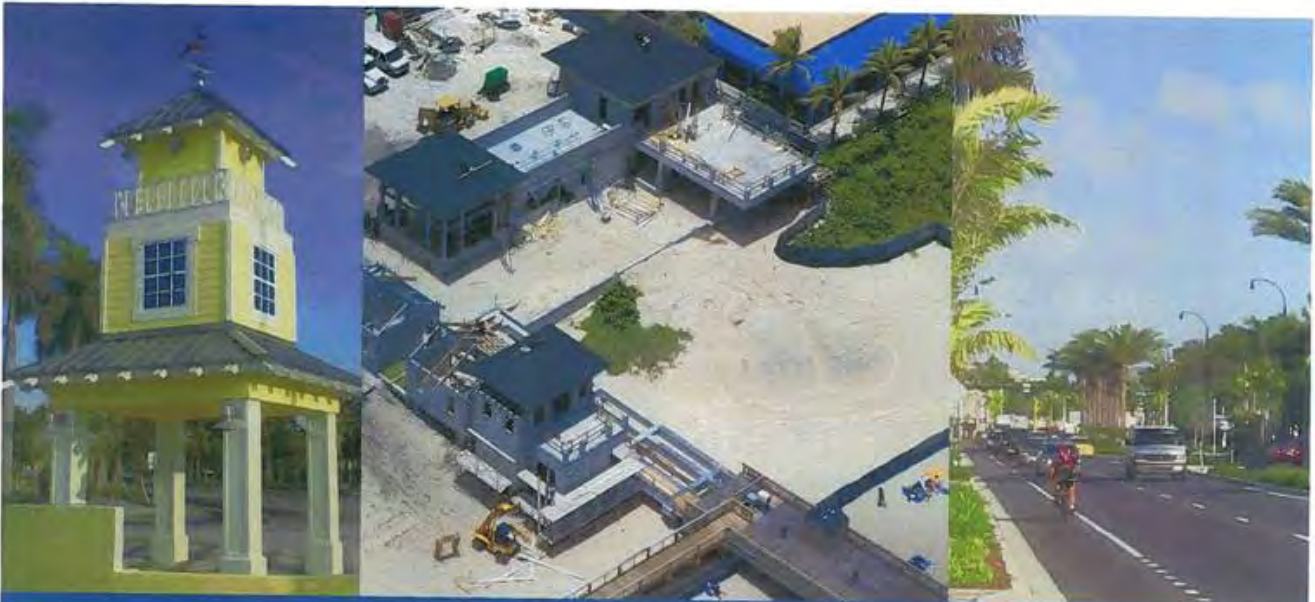
Leveraged Private Sector Investment vs. CRA Incentives

	2008	2009	2010	2011	2012	Total
CRA Incentives	\$ 0	\$ 0	\$ 0	\$ 57,600	\$ 222,000	\$ 279,600
Private Investment	\$ 0	\$ 0	\$ 0	\$ 575,000	\$ 977,000	\$ 1,552,000

Deerfield Beach



Testimonials – Deerfield Beach CRA



Deerfield Beach
Community Redevelopment Agency
Selected Accomplishments



Testimonials – Deerfield Beach CRA



Ocean Way - Before



Ocean Way - After

Testimonials – Deerfield Beach CRA



The Cove Shopping Center – Before



The Cove Shopping Center – After

Testimonials – Deerfield Beach CRA



The Pier Entryway Buildings – Before



Deerfield Beach Pier



The Pier Entryway Buildings – Completion Scheduled for November 2012

Testimonials – Deerfield Beach CRA



Completed Deerfield Beach Pier

Testimonials – Deerfield Beach CRA



Commercial Façade Program – Antilla Plaza Before



Commercial Façade Program – Antilla Plaza After
Anchored by Billabong Surf Shop

Pompano Beach Community Redevelopment Agency

General Information

CRA Board of Directors	Lamar Fisher: Mayor, George Brummer: Vice Mayor, Barry Dockswell, Charlotte Burrie, Rex Hardin, Woodrow Poitier
City Manager	Dennis Beach
CRA Attorney	Gordon Linn
CRA Director	Chris Brown, Executive Director
Mailing Address	100 W. Atlantic Boulevard, Room 276, Pompano Beach, FL 33060
Telephone	954-786-5535
Fax	954-786-7836
E-Mail	info@pompanobeachcra.com
Regular Meetings	Third Tuesday of each month, 7:00 p.m.
Base Year	Northwest CRA District: 1989; East CRA District: 2001
CRA Area	Northwest CRA District: 3,084 acres; East CRA District: 158 acres

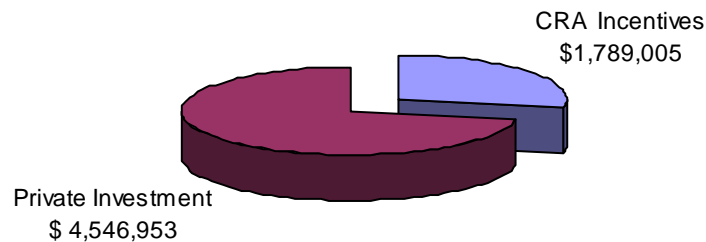
TIF Funded Public Infrastructure

	2008	2009	2010	2011	2012	Total
Utility Upgrades, Streetscape & Lighting	\$205,175	\$362,889	\$1,470,176	\$3,506,783	\$13,641,006	\$19,186,029

Leveraged Private Sector Investment vs. CRA Incentives

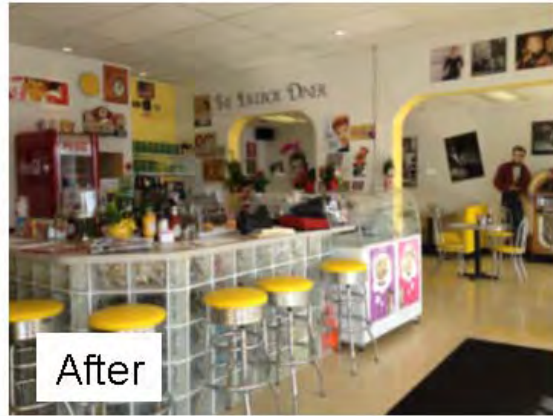
	2008	2009	2010	2011	2012	Total
CRA Incentives	\$ 0	\$ 0	\$ 307,475	\$ 1,306,094	\$ 175,436	\$ 1,789,005
Private Investment	\$ 0	\$ 0	\$ 901,131	\$ 3,058,449	\$ 587,373	\$ 4,546,953

Pompano Beach

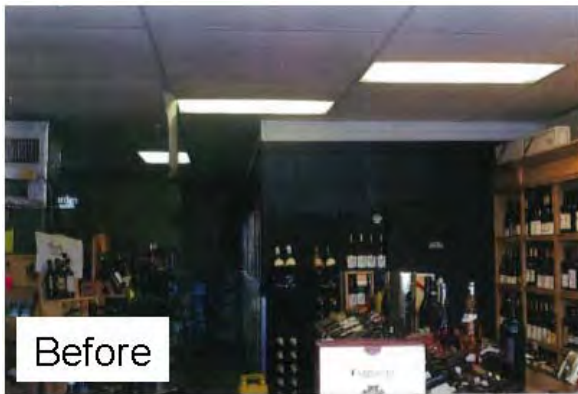


Testimonials – Pompano Beach CRA

SIP Projects



Jukebox Diner



The Vega Lounge

Façade Improvements



Chistina's Café/Checkers Old Munchen

Testimonials – Pompano Beach CRA



Harbor Village – Cleaners



Café Maxx

Infrastructure/ Streetscape Improvements



Beach Kiosk

Testimonials – Pompano Beach CRA

Pompano Beach - Before



Pompano Beach – After



Beach Pavilion



Ocean Rescue Bldg



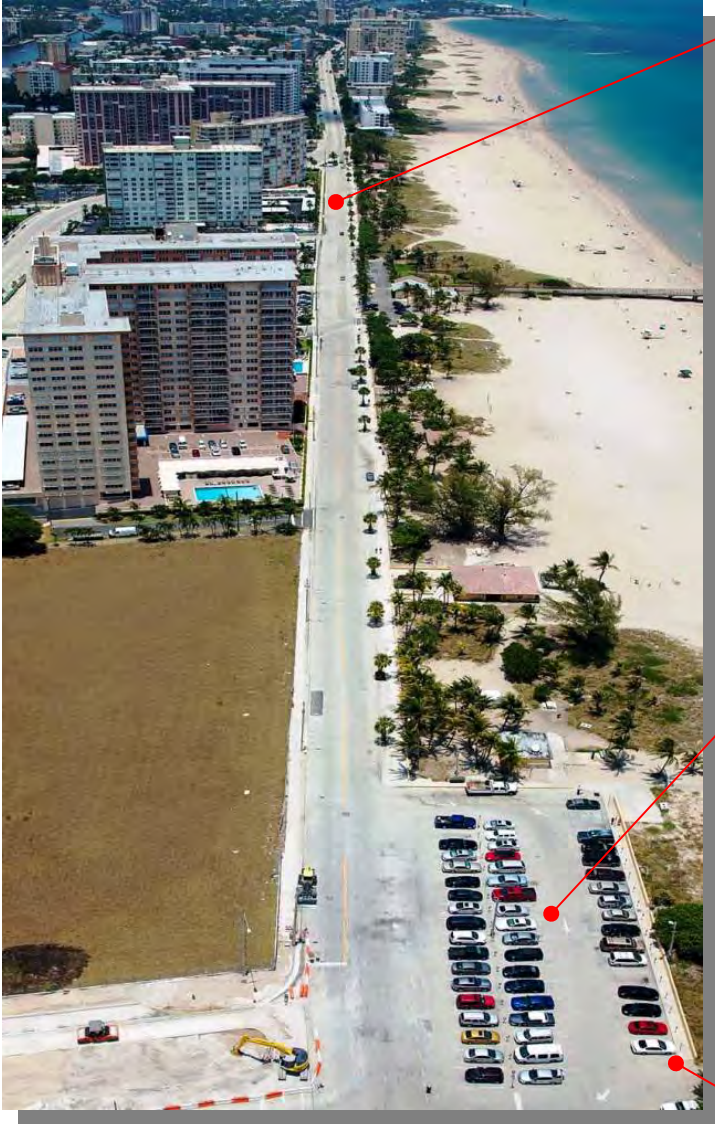
Playground Equipment



Exercise Equipment

Testimonials – Pompano Beach CRA

Pompano Beach Blvd - Before



Pompano Beach Blvd After



The Great Lawn



Walkway

Hallandale Beach Community Redevelopment Agency

General Information

CRA Board of Directors	Joy Cooper: Chair, Alexander Lewy: Vice-Chair, Anthony Sanders, William Julian, Michele Lazarow
City Manager/CRA Exec Director	Renee Crichton Miller
CRA Attorney	Gray Robinson
Mailing Address	400 South Federal Highway, Hallandale Beach, FL 33009
Telephone	954-457-1377
Fax	954-457-1342
E-Mail	rmiller@hallandalebeachfl.gov
Regular Meetings	Third Mondays of each month; 5:00 pm
Base Year	1996
CRA Area (Acreage/Miles)	3 sq. miles

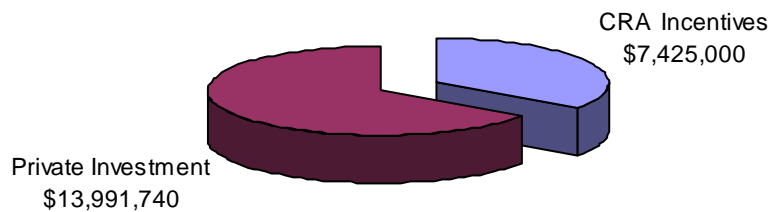
TIFF Funded Public Infrastructure

	2008	2009	2010	2011	2012	2013	Total
Utility Upgrades, Streetscape,	\$1,960,750	\$3,138,905	\$2,026,845	\$10,954,722	\$2,806,669	\$918,906	\$ 21,806,797

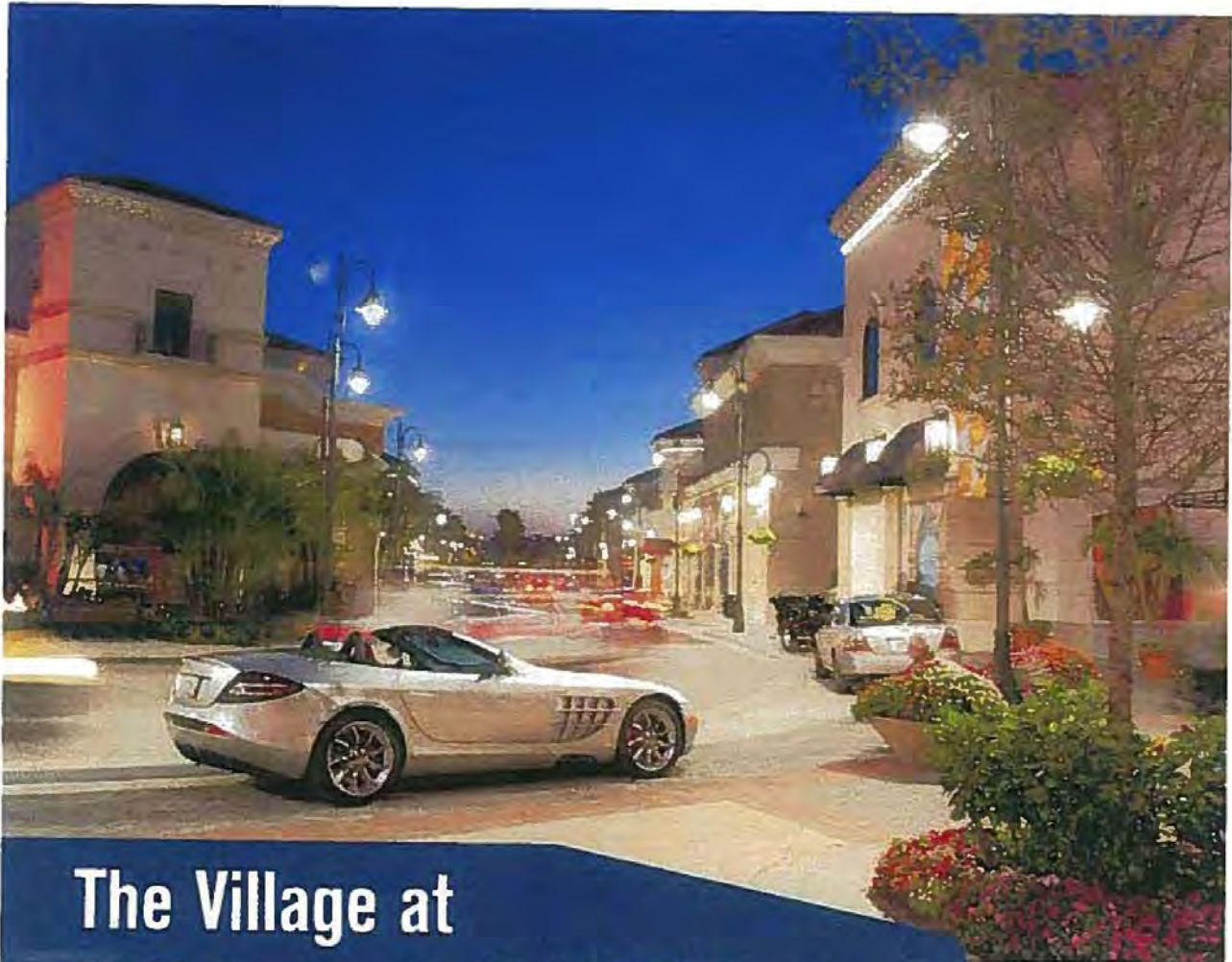
Leveraged Private Sector Investment vs. CRA Incentives

	2008	2009	2010	2011	2012	Total
CRA Incentives	\$2,500,000	\$3,000,000	\$ 425,000	\$ 1,300,000	\$ 200,000	\$ 7,425,000
Private Investment	\$	\$	\$ 431,000	\$ 3,171,740	\$ 350,000	\$ 13,991,740

Hallandale Beach



Testimonials – Hallandale Beach CRA



The Village at Gulfstream Park / TIF Funding

The City of Hallandale Beach, Hallandale Beach Community Redevelopment Agency and The Village at Gulfstream Park, a premier retail and entertainment development that opened in February 2010 at the Gulfstream Park Racing & Casino complex, enjoy a mutually beneficial public-private partnership under a unique public financing agreement.

At a time of tightening credit markets and fierce retail competition, the multiphase project was able to attract the high-profile tenants needed to elevate it from an ordinary retail entertainment center to a successful world-class destination with Tax Increment Financing (TIF).

Tax Increment Financing is a method employed by local governments that uses future gains in taxes to subsidize redevelopment, infrastructure and other community improvement projects within Community

Redevelopment Agency (CRA) districts such as the one that is home to the 61-acre property at the southeast corner of Hallandale Beach Boulevard and Federal Highway.

Under the TIF agreement with the CRA and City, developer Forest City Enterprises, Inc. receives a portion of the tax revenue generated by the project to assist in satisfying debt incurred for required infrastructure improvements. What makes this TIF agreement unique is its timing after project construction had already begun, which took into account the existing market conditions, the City's desire to bring its "Town Center" concept to fruition and the need for affordable housing.

The Hallandale Beach CRA district was created in 1996 to redevelop and enhance a designated area deemed blighted or otherwise in need of an economic

boost. As provided by state statute, the taxable value of the area at the time of the declaration was frozen. As the district develops, the incremental value of taxes that would have been collected by the taxing authorities (the City, Broward County, South Broward Hospital District and Children's Services Council of Broward County) is retained by the CRA and City and deposited in a trust fund to carry out the goals of the CRA Plan.

Under the public-private financing agreement, Forest City will receive up to \$900,000 in TIF funding per year for 15 years, from 2010 to 2025.

This investment in The Village at Gulfstream Park development is also an investment in Hallandale Beach's future, with benefits that include enhanced value of surrounding real estate, the creation of jobs and public improvements made by the developer.

Testimonials – Hallandale Beach CRA



“At one of the most difficult economic times in recent history, it is a real credit to the City of Hallandale Beach and CRA that they stepped up to embrace a unique public-private partnership in the form of the TIF agreement.”

- Will Voegelé

Vice President of commercial development for Forest City

“The CRA’s and City’s partnership with The Village of Gulfstream Park exponentially increased the City’s office/retail square footage space, which created a significant tax roll expansion,” said Dr. Alvin B. Jackson Jr., the CRA’s Executive Director. “This unique multipurpose development resulted in over 400 jobs and positioned Hallandale Beach as a major destination in South Florida.”

As a development of prominence and scale, The Village at Gulfstream Park also will act as a catalyst for other local redevelopment efforts and clearly define investment in the surrounding area well into the future. Other project benefits to the community include a \$1.1 million contribution by the developer toward affordable housing needs in the CRA district.

The TIF funding will assist Forest City in repaying bonds issued by its Community Development District to cover public infrastructure improvements to roadways, utilities and public parking that were required of the project as a Development of Regional Impact (DRI). This in turn enabled the developer to utilize its resources to secure key national tenants that require costly tenant improvements as enticements.

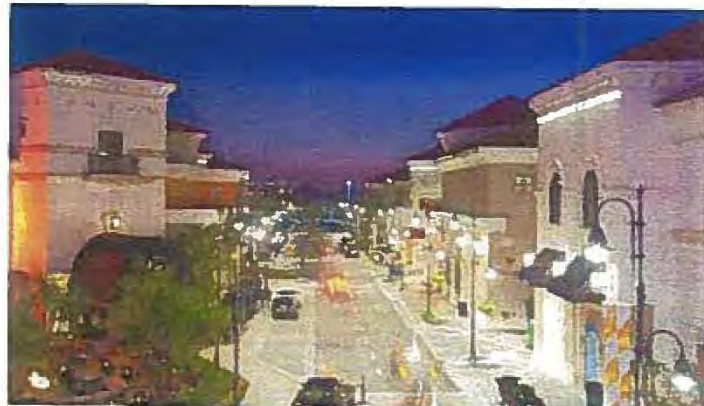
“At one of the most difficult economic times in recent history, it is a real credit to the City of Hallandale Beach and CRA that they stepped up to embrace a unique public-private partnership in the

form of the TIF agreement,” said Will Voegelé, vice president of commercial development for Forest City. “The need for support to secure national-stature anchor tenants was apparent for the development to achieve its full potential.”

Phase 1 of The Village at Gulfstream Park opened with 410,000 square feet of leasable retail space and 90,000 square feet of office space. The first retail property of its kind to be anchored by a racetrack and casino, the complex features fashion boutiques, home accessory shops, signature restaurants, outdoor cafés and nightclubs in a

welcoming “lifestyle streetscape” environment.

When completed, the 1 million-square-foot lifestyle center will include 750,000 square feet of retail space and 140,000 square feet of office space, as well as 1,500 condominium residences, a 500-room hotel and an 800-seat multiplex luxury movie theater. ■



Testimonials – Hallandale Beach CRA



Foster Park Community Center

Economic Impact Assessment Summary

An economic impact assessment associated with the construction of the Foster Park Community Center in Hallandale Beach was completed. The analysis provided a summary of key assumptions, methodologies, and findings of the economic impacts. The analysis also provided a measurement of the tangible direct and indirect economic contributions that was derived from the construction and operation of the facility. Accordingly, the analysis was based upon a one-year construction budget for Recreational Design Construction (RDC) (Prime Contractor for the Facilities development) and measured the resulting impact from the sub-contracting work to nine companies located in Hallandale Beach.



Testimonials – Hallandale Beach CRA

Figure 1. Provides the total annual (non-recurring) economic activity associated with the development of Foster Park Community Center which includes activity from Hallandale Beach laborers, other Broward and other non-Broward laborers. In terms of value added to the local economy, the total development is estimated to have a direct value added impact of \$293,562 and an additional \$268,622 from flow through benefits, for a total of \$562,184 in value added impact to Broward County. In terms of employment, the development of Foster Park Community Center is estimated to support 29 new jobs, of which 26 are a direct result of the development of Foster Community Center.

Figure 1: Foster Park Community Center – Total Development Impacts
Source: IMPLAN, Lambert Advisory

	Employment	Labor Income	Value Added	Output
Direct	26	\$ 260,852	\$ 293,562	\$ 624,733
Indirect	1.2	\$ 63,286	\$ 94,541	\$ 162,660
Induced	2.2	\$ 93,766	\$ 174,082	\$ 275,760
Total Effect	29.4	\$ 417,904	\$ 562,184	\$ 1,063,153

Figure 2. Provides the total annual (non-recurring) economic activity associated with the development of Foster Community Center which includes activity from Hallandale Beach laborers only. The direct expenditure is \$504,702 and an additional \$354,186 in direct/induced economic output in Broward County (or, a total 1.7 multiplier effect from direct to indirect/induced demand). In terms of value added to the local economy, the total development is estimated to have a direct value added impact of \$237,159 and an additional \$217,012 from flow through benefits, for a total of \$454,171 in value added impact to Broward County. In terms of employment, the development of Foster Community Center is estimated to support 16.7 new jobs, of which 14 are a direct result of Hallandale Beach laborers utilized for the development of Foster Park Community Center.

Figure 2: Foster Park Community Center – Development Impacts (adjusted for Hallandale Beach laborers only)
Source: IMPLAN, Lambert Advisory

	Employment	Labor Income	Value Added	Output
Direct	14	\$ 210,734	\$ 237,159	\$ 504,702
Indirect	0.9	\$ 51,127	\$ 76,376	\$ 131,400
Induced	1.8	\$ 75,751	\$ 140,635	\$ 222,778
Total Effect	16.7	\$ 337,611	\$ 454,171	\$ 858,888

Testimonials – Hallandale Beach CRA



Before



After

Testimonials – Hallandale Beach CRA

February 15, 2013

Ms. Lisa Torres
Hallandale Beach Community Redevelopment Agency
400 S. Federal Highway
Hallandale Beach, FL 33009

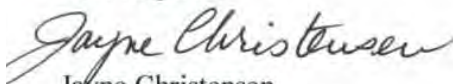
Dear Ms. Torres,

I would like to begin by thanking all of the staff at the Hallandale Beach CRA as they were a pleasure to work with. They are professional and efficient and most helpful as they guide you through the application process. All my questions were clearly answered in a timely fashion and as a result the application process went smoothly.

This property has been in my family since 1955 and had always been a dry cleaning plant. The prior tenant had occupied the building from 1991 until January of 2012. Other than routine maintenance there had been no updating or renovation done on the building since the addition in 1966. Following the departure of the prior tenant, I worked diligently to find a tenant for the property. It became clear that the highest and best use of the property was not for a dry cleaning plant. I was fortunate that the owners of the Renovation Room LLC were interested in renting and it was agreed that we would share in a complete renovation of the building. I contacted the Hallandale Beach CRA after reading some literature in the lobby. Most of my interaction was with Ms. Torres who was instrumental in assisting me with the paperwork. She was very clear with her explanation of the process and when I could expect the funds. The funds were available to me exactly when I needed them and that was a most helpful.

As a longtime business owner in Hallandale I have seen many changes evolving. I think Hallandale Beach is currently enjoying a revival and I am happy that we may be a small part of that. I am very grateful for the assistance that the Community Redevelopment Agency provided to help me with some of the financing of the project. Other business and property owners should be aware these funds are available and that the loan terms are very generous. The CRA program provides incentive for property owners to improve their properties. The partnership of the Hallandale Beach CRA with business owners has the potential to result in greatly improved commercial buildings and beautification for the City of Hallandale Beach. I would like to express my thanks to everyone involved.

Best Regards,



Jayne Christensen
Knorr & Knorr 500 LLC
500 E. Hallandale Beach Blvd.
Hallandale Beach, FL 33009

Margate Community Redevelopment Agency

General Information

CRA Board of Directors	Frank Talerico: Chairman, Joseph Varsallone: Vice-Chairman, David McLean, Lesa Peerman, Joanne Simone
City Manager/CRA Exec Director	Jerry A. Blough
CRA Assistant Director	Dennis Holste
CRA Attorney	Eugene Steinfeld
Mailing Address	5790 Margate Blvd., Margate, FL 33063
Telephone	954-935-5324
Fax	954-935-5211
E-Mail	cra@margatefl.com
Regular Meetings	Second Monday of each Month; 7:00 pm
Base Year	1996
CRA Area (Acreage/Miles)	1270

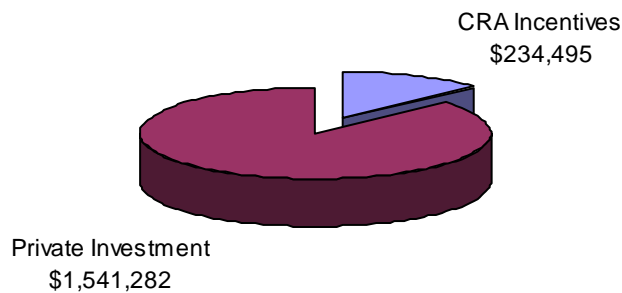
TIFF Funded Public Infrastructure

	2008	2009	2010	2011	2012	2013	Total
Utility Upgrades, Streetscape, Lighting	\$4,200,000	\$0	\$320,000	\$136,000	\$ 639,000	\$0	\$5,295,000

Leveraged Private Sector Investment vs. CRA Incentives

	2008	2009	2010	2011	2012	2013	Total
CRA Incentives	\$ 16,832	\$ 25,000	\$ 19,663	\$ 45,000	\$ 25,000	\$103,000	\$ 234,495
Private Investment	\$ 49,702	\$ 300,000	\$ 64,737	\$ 993,843	\$ 30,000	\$103,000	\$ 1,541,282

Margate



Testimonials – Margate CRA

MARGATE BLVD. STREETScape PROJECT

✦ Improvements included a new roundabout featuring a clock tower at the intersection of Margate Blvd. and 58th Avenue, drainage improvements, new lighting, pedestrian crosswalks, on-street parking, and new and improved sidewalks.

✦ Project cost \$4.2 million

After



Before



PROJECTS: ATLANTIC BLVD. LANDSCAPING

✦ Landscaping from State Road 7 East to City border with Coconut Creek

✦ Project Cost \$136,000



Testimonials – Margate CRA

PROJECTS: BUS SHELTERS

- ✘ 8 Bus Shelters completed in 2010.
- ✘ Project Cost \$320,000



FAÇADE GRANT AND BUSINESS RELOCATION: SAVEOLOGY

- ✘ Relocated 550 jobs from Ft. Lauderdale to Margate
- ✘ Upgraded and occupied 90,000 sq. ft. facility vacated by Wyndham Vacation Resorts
- ✘ 700 new jobs to be added over the next three years



Before



After

Testimonials – Margate CRA

FAÇADE GRANT AND BUSINESS EXPANSION: GLOBAL RESPONSE CORPORATION



Before

- ✦ Customer Care Center Headquartered in Margate since 1988
- ✦ Currently employs 325
- ✦ Margate competed with Michigan for expansion of an additional 200 jobs



After

FAÇADE GRANT: NATIONWIDE RELOCATION SERVICES



Before



After

Testimonials – Margate CRA

FAÇADE GRANT: JASMINE THAI RESTAURANT

Before



After



Hollywood Community Redevelopment Agency

General Information

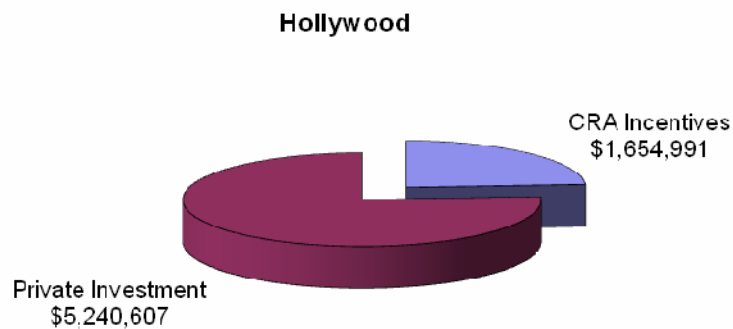
CRA Board of Directors	Peter Bober: Chairperson, Linda Sherwood: Vice Chairperson, Patricia Asseff, Peter Hernandez, Traci Callari, Richard Blattner, Kevin Biederman
City Manager	Cathy Swanson-Rivenbark
CRA Executive Director	Jorge Camejo
CRA Attorney	Jeffrey Sheffel
Mailing Address	330 N. Federal Highway, Hollywood, FL 33020
Telephone	954-924-2980
Fax	954-924-2981
E-Mail	jcamejo@hollywoodfl.org
Regular Meetings	First Wednesday of each month; 10:00 am
Base Year	1979
CRA Area (Acreage/Miles)	Beach (293 acres); Downtown (580 acres)

TIFF Funded Public Infrastructure

	2008	2009	2010	2011	2012	2013	Total
Utility Upgrades, Streetscape, Lighting	\$15,150,453	\$7,090,439	\$2,230,899	\$6,912,571	\$6,588,258	\$0	\$37,972,620

Leveraged Private Sector Investment vs. CRA Incentives

	2008	2009	2010	2011	2012		Total
CRA Incentives	\$ 404,222	\$ 291,334	\$ 69,747	\$ 199,121	\$ 690,567		\$ 1,654,991
Private Investment	\$ 0	\$ 420,000	\$ 2,541,222	\$ 1,003,562	\$ 1,275,823		\$ 5,240,607



Testimonials – Hollywood CRA

Norma and Mantua Apartments

BEFORE



AFTER



Toucans – 500 N. Broadwalk

BEFORE



AFTER



Billy's Stone Crab

BEFORE



AFTER



Testimonials – Hollywood CRA

Charter House

BEFORE



AFTER



Planter Upgrades

BEFORE



AFTER



Multi-Modal Transportation & Livability Enhancements



Broward B-Cycle



Fort Lauderdale Community Redevelopment Agency

General Information

CRA Board of Directors	John Seiler: Mayor, Bruce Roberts: Vice Mayor, Bobby DuBose, Romney Rogers
City Manager	Lee R. Feldman
CRA Attorney	Harry A. Stewart
CRA Director	Alfred G. Battle, Jr.
Mailing Address	914 NW 6 th Street, Suite 200, Fort Lauderdale, FL 33311
Telephone	(954) 828-4515
Fax	(954) 828-4500
E-Mail	abattle@fortlauderdale.gov
Regular Meetings	Third Tuesdays of each month
Base Year	NPF CRA District: 1995 ; Beach CRA District: 1989
CRA Area (Acreage/Miles)	NPF CRA District: 1,295 acres; Beach CRA District: 122 acres

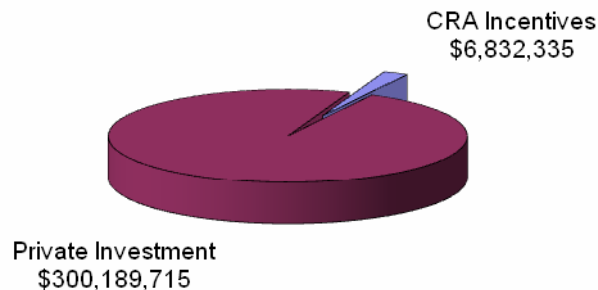
TIFF Funded Public Infrastructure

	2008	2009	2010	2011	2012	2013	Total
Utility Upgrades, Streetscape, Lighting	\$637,856	\$414,212	\$3,624,738	\$3,821,830	\$6,860,669	\$1,019,842	\$16,379,147

Leveraged Private Sector Investment vs. CRA Incentives

	2008	2009	2010	2011	2012	Total
CRA Incentives	\$ 2,552,009	\$ 1,299,370	\$ 1,767,170	\$ 915,719	\$ 298,067	\$ 6,832,335
Private Investment	\$ 36,846,883	\$ 20,404,833	\$ 192,944,333	\$ 48,498,333	\$ 1,495,333	\$ 300,189,715

Fort Lauderdale



Testimonials – Fort Lauderdale CRA

Progresso Point Apartments

- 76 Units
- \$ 21 M Capital Investment
- \$142,500 CRA funds



Architectural rendering of Progresso Point Apartments, showing site plan and aerial views. The rendering includes labels for 'VIEW LOOKING SOUTHWEST', 'VIEW LOOKING WEST', and 'STREET LEVEL VIEW'. The building is a multi-story structure with a mix of brick and white facade.

Architectural rendering of Progresso Point Apartments, showing street level and various views. The rendering includes labels for 'VIEW LOOKING SOUTHWEST', 'VIEW LOOKING WEST', and 'STREET LEVEL VIEW'. The building is a multi-story structure with a mix of brick and white facade.

Flagler Greenway Bicycle and Pedestrian Path

\$ 200,000 CRA funds



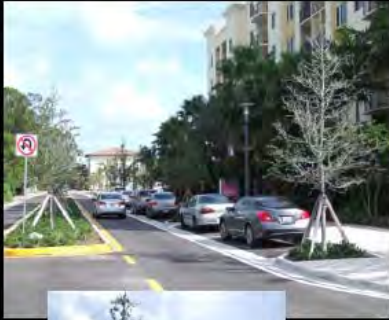
Photograph of the Flagler Greenway Bicycle and Pedestrian Path, showing a paved path, trees, and a bench. The path is well-maintained and surrounded by lush greenery.

Photograph of the Flagler Greenway Bicycle and Pedestrian Path, showing a paved path, trees, and a bench. The path is well-maintained and surrounded by lush greenery.

Photograph of the Flagler Greenway Bicycle and Pedestrian Path, showing a paved path, trees, and a bench. The path is well-maintained and surrounded by lush greenery.

Testimonials – Fort Lauderdale CRA

NE 6th Street Improvements



Alexan at Flagler Village and Streetscape



- 282 Units
- \$85 M Capital Investment
- \$420,000 CRA funds

Testimonials – Fort Lauderdale CRA

Four Forty Flagler Village and Streetscape



- 218 Units
- \$85 M Capital Investment
- \$385,000 CRA funds

The Eclipse and Streetscape



- 101 Units
- \$26 M Capital Investment
- \$414,207 CRA funds

Testimonials – Fort Lauderdale CRA

Peter Feldman Park



- \$2,123,000 of CRA funds used to purchase part of land used for park

Dixie Court and Dixie Court Street Improvements



- 254 Units
- \$30 M Capital Investment
- \$338,844 CRA funds

Testimonials – Fort Lauderdale CRA

CRA Façade Program Improvements



- 4 Sistrunk Corridor Commercial Buildings
- \$186,000 Capital Investment
- \$155,00 CRA funds

MODCO Center



- 4,000 square feet of new construction
- \$925,000 Capital Investment (new construction and renovation)
- \$ 203,350 CRA funds

Testimonials – Fort Lauderdale CRA

Eula Johnson House Reuse Project (Area 3)

- NAACP Headquarters and Sistrunk Welcome Center
- 1,100 square foot parcel
- Future Headquarters – Fort Lauderdale Branch NAACP
- \$400,000 CRA Funds



Sixth Street Plaza (Area 3)

- 22,825 total square feet
- 3 buildings
- \$2 M Capital Investment
- \$1,208,515 CRA funds



Testimonials – Fort Lauderdale CRA

Midtown Commerce Center



- 12,547 square footage
 - Dickey Consulting
 - Craven Thompson
 - Liberty Taxes
- \$1.4 M Capital Investment
- \$513,624 CRA funds and land contribution



Law Offices & Executive Suites (Area 3)



- 4,758 total square footage
- \$583,972 M Capital Investment
- \$143,980 CRA funds

Testimonials – Fort Lauderdale CRA

Sistrunk Streetscape Improvements

\$15M Investment



Specialty Automotive Treatments



- 12,500 square feet
- \$4.2 M Capital Investment
- \$161,000 CRA funds

Testimonials – Fort Lauderdale CRA

Façade Improvements



Solar Awning Façade Improvement

- Various Buildings
- CRA funds
 - Grants for \$20k or \$7,500



Northwest Gardens I

- 143 Units
- \$23M Capital Investment
- \$229,354 CRA funds



Testimonials – Fort Lauderdale CRA

Northwest Neighborhood Improvements



Parking Lot Before

Parking Lot After

Testimonials – Fort Lauderdale CRA



**Broward County
Community Redevelopment Agencies**

Jobs Created between 2008-2013

	Total
Davie	295
Deerfield Beach	335
Pompano Beach	317
Hallandale Beach	300
Margate	550
Hollywood	Not reported
Ft. Lauderdale	350
	2,147

TIF Revenue vs. TIF Funded Public Infrastructure between 2008-2013

	TIF Revenue	TIF Funded Public Infrastructure
Davie	\$18,773,068	\$18,273,029
Deerfield Beach	\$7,890,853	\$17,300,000
Pompano Beach	\$44,495,206	\$19,186,029
Hallandale Beach	\$43,525,890	\$21,806,797
Margate	\$26,497,892	\$5,295,000
Hollywood	\$121,060,087	\$37,972,620
Ft. Lauderdale	\$ 63,153,501	\$16,379,147
Totals:	\$325,396,497	\$136,212,622

TIF Revenue vs. TIF Funded Public Infrastructure

